

52 Mike Ralph Way SW  
Calgary, Alberta

MLS # A2232988



**\$599,900**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,891 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Beautifully maintained executive 2-storey end-unit townhome in the sought-after community of Garrison Green. This bright and spacious home features hardwood floors throughout the main level, a gourmet kitchen with granite countertops, stainless steel appliances, and a central island, perfect for entertaining. The open-concept main floor includes a generous dining area and a cozy living room with a gas fireplace. Upstairs, you'll find two large primary bedrooms, each with its own ensuite, walk-in closet, and a convenient second-floor laundry room. Additional features include a private, fully fenced yard with interlocking stone patio, newer hot water tank, dishwasher, and an oversized double detached garage. Quiet location with easy access to parks, Mount Royal University, and downtown Calgary. Ideal for professionals or anyone seeking a move-in-ready home in a prime location.