

# \$299,900 - 50 Mike Ralph Way Sw, Calgary

MLS® #A2239675

**\$299,900**

1 Bedroom, 1.00 Bathroom, 779 sqft

Residential on 0.00 Acres

Garrison Green, Calgary, Alberta

Perfect for a first time home buyer or investor (condo fees only \$192/month). End-unit bungalow-style townhouse with extra windows, private entrance, and a quiet patio. Open floor plan flooded with natural light from three floor-to-ceiling windows. Modern kitchen with quartz counters, gas range, plenty of prep space, and pantry, perfect for cooking and entertaining.

Spacious primary bedroom with large walk-in closet. Bonus den for office or gym. In-floor heating, in-unit laundry, assigned parking stall (#18).

Recent updates: fresh paint (2025), new water tank (2024), new dishwasher (2022).

Prime location with the ability to walk to Mount Royal University, Glenmore Park, Sandy Beach, Marda Loop, and quick access downtown or to the mountains.

Dog-friendly, well-managed, and perfectly located, this is a great opportunity. Book your showing today!

Built in 2008

## Essential Information

MLS® # A2239675

Price \$299,900



|                |               |
|----------------|---------------|
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 779           |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 50 Mike Ralph Way Sw |
| Subdivision | Garrison Green       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3E 0H8              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Parking         |
| Parking Spaces | 1               |
| Parking        | Stall, Assigned |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer                                                                   |
| Heating           | In Floor, Natural Gas                                                                                                                    |
| Cooling           | None                                                                                                                                     |
| Basement          | None                                                                                                                                     |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Entrance        |
| Lot Description   | Corner Lot              |
| Roof              | Asphalt Shingle         |
| Construction      | Composite Siding, Stone |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 16th, 2025  
Days on Market                114  
Zoning                              DC (pre 1P2007)

**Listing Details**

Listing Office                    RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.