

# \$800,000 - 152 Mike Ralph Way Sw, Calgary

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MLS® #A2254640

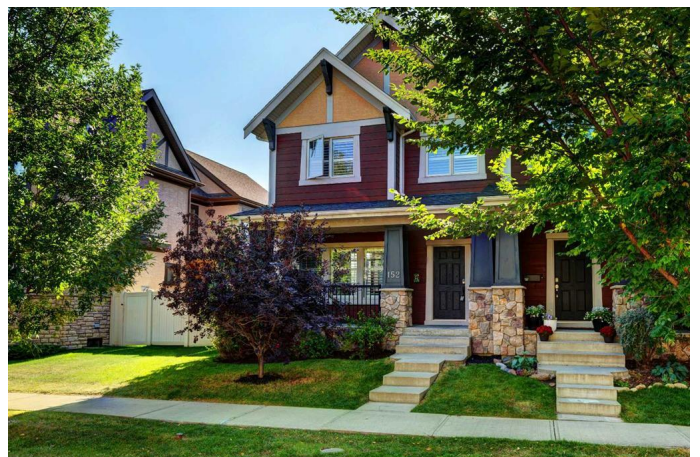
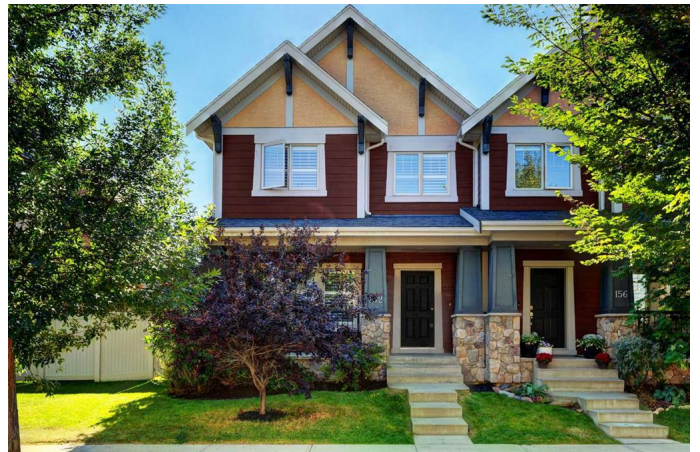
**\$800,000**

3 Bedroom, 4.00 Bathroom, 2,317 sqft

Residential on 0.08 Acres

Garrison Green, Calgary, Alberta

Open House this Saturday, Oct. 25th - 2:00pm to 4:00pm. INCREDIBLE PRICE in one of the most coveted communities in Calgary, Garrison Green. This extraordinary family friendly community features mature trees, multiple parks, paved alleys and is arguably the most pedestrian-friendly neighbourhood in Calgary. This beautiful home boasts over 2600sf of living space with many updates, plus a uniquely large, south facing, back/side yard and a highly prized bonus room (with a bathroom) above the alley-facing garage; this spectacular inner-city infill offers an incredible value proposition. Recent updates include a newer kitchen, newer primary ensuite, newer carpet and brand new paint. The basement is combination of family room and a hockey player's dream space, a custom shooting and development area. The outdoor living space features a well maintained yard, front porch, side deck and rear deck with BBQ gas line. Additionally, the community is very close to several restaurant and shopping options as well as many of Calgary's best private, public and charter schools.



Built in 2007

## Essential Information

MLS® # A2254640

Price \$800,000

Bedrooms 3

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,317                  |
| Acres          | 0.08                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 152 Mike Ralph Way Sw |
| Subdivision | Garrison Green        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 7P2               |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 2                                                              |
| Parking        | Alley Access, Double Garage Attached, Garage Faces Rear, Paved |
| # of Garages   | 2                                                              |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Stove(s), Washer, Window Coverings             |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | Central Air                                                                                                                       |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                                                  |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full                                                                                                                              |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
|-------------------|----------------------------|

|                 |                                             |
|-----------------|---------------------------------------------|
| Lot Description | Few Trees, Lawn, Rectangular Lot            |
| Roof            | Asphalt Shingle                             |
| Construction    | Composite Siding, Stone, Stucco, Wood Frame |
| Foundation      | Poured Concrete                             |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 38                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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