

# \$1,169,000 - 216 Mike Ralph Way Sw, Calgary

MLS® #A2239181

**\$1,169,000**

3 Bedroom, 3.00 Bathroom, 2,531 sqft

Residential on 0.13 Acres

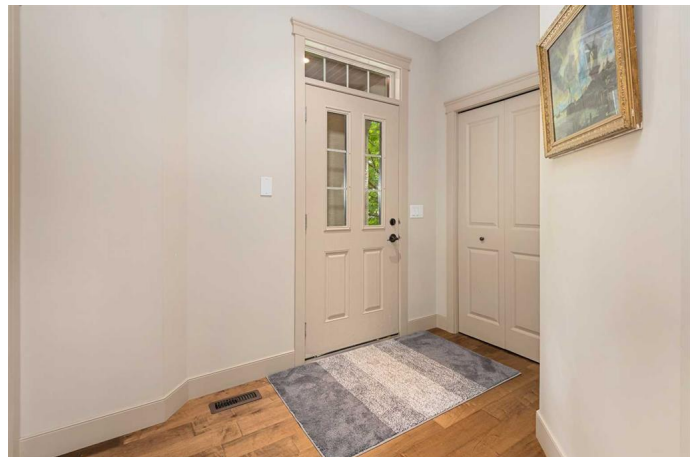
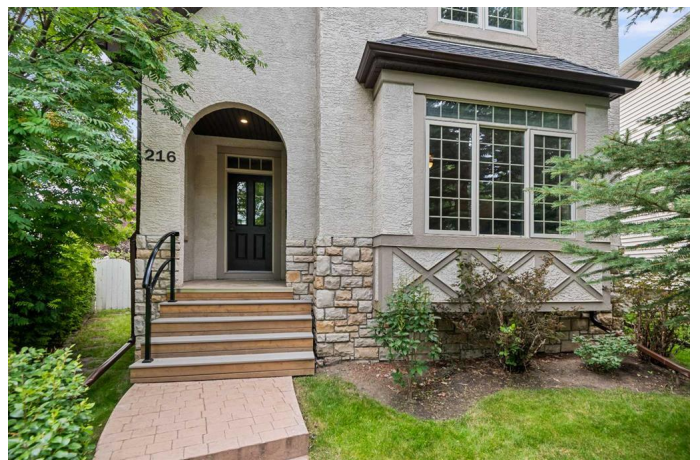
Garrison Green, Calgary, Alberta

Welcome to 216 Mike Ralph Way SW, an immaculately maintained and extensively upgraded home nestled on a quiet street in the prestigious community of Garrison Green. Situated on a large pie-shaped lot, this property boasts exceptional curb appeal with a stamped concrete walkway, a beautifully landscaped yard with built-in sprinklers, and a spacious attached oversized garage with attic storage and potential RV parking.

Step inside to discover a thoughtfully designed floor plan featuring 9-foot ceilings on the main and basement levels, expansive triple-paned windows for natural light, and engineered hardwood flooring throughout the main level. The main floor primary suite includes His & Hers closets, heated tile flooring in the en-suite, and direct access to laundry and a spacious enclosed mudroom.

The gourmet kitchen is equipped with high-end appliances including a Bosch ultra-quiet dishwasher (2018) and a Microwave Speed-Oven (2025), complemented by elegant cabinetry and granite counters. Additional main floor highlights include a renovated powder room (2022) and humidifier (approx. 2021).

Upstairs, you'll find additional bright and versatile living space, and the upper-level deck was resurfaced in 2024, perfect for enjoying



Calgary's summer evenings.

Other recent upgrades include:

New architectural 30-year IKO shingle roof  
(2023) with 5-year warranty

60-gallon USG hot water tank (2023)

Central air conditioning

Central vacuum system

Rough-ins for steam shower, security, and  
lower-level bathroom

Sump pump for added peace of mind

Zoned R-2 with carriage-house potential

Located just steps from peaceful parks,  
playgrounds, and walking paths, and only  
minutes to Mount Royal University, top-rated  
schools, and quick access to downtown  
Calgary, Glenmore Trail, and Westhills  
Shopping Centre.

This is a rare opportunity to own a truly turnkey  
home in one of Calgary's most desirable  
neighborhoods, perfect for families,  
professionals seeking luxury upgrades.

Built in 2007

**Essential Information**

MLS® #	A2239181
Price	\$1,169,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,531
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	216 Mike Ralph Way Sw
Subdivision	Garrison Green
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0H8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Private, Underground Sprinklers, Paved
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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