\$849,000 - 140 Mike Ralph Way Sw, Calgary

MLS® #A2247309

\$849,000

4 Bedroom, 5.00 Bathroom, 2,361 sqft Residential on 0.08 Acres

Garrison Green, Calgary, Alberta

BUYER ALERT! Unique Opportunity: The Seller will have interior walls painted in the buyer's choice of colour before possession, making it easy to personalize and feel right at home from day one. THIS HOME IS PRICED TO SELL!! Discover your perfect home in the heart of Garrison Green, a vibrant and family-oriented community known for its charm, parks, and walkable lifestyle. This spacious two-storey home offers 3,355 sq ft of beautifully developed living area, designed with comfort and functionality in mind. The main floor features gleaming hardwood floors, a welcoming front living room with a cozy gas fireplace, and an open-concept kitchen and dining area. The kitchen includes stainless steel appliances, a gas stove, granite countertops, a pantry, and abundant cupboard space. The large island offers extra seatingâ€"ideal for a casual breakfast or evening entertainment. The dining area is surrounded by two private decks providing room for a gas BBQ hookup and an extended sitting area where family and friends can enjoy the outdoors. Off the kitchen area, above the garage, is a bright, south-facing bonus room that includes a half bath, creating the perfect spot for a home office, playroom, or media room. On the second floor, you'II find three generously sized bedrooms and a full bath. The primary suite features a walk-in closet and a 5-piece ensuite complete with a soaker tub. The fully developed basement features a media room and wet bar, a guest bedroom,







and a full bath, perfect for movie nights or hosting visitors. The yard is professionally landscaped, private and fully fenced. Two private decks and patio complement the yard. Additional highlights include main-floor laundry with direct access to the double attached garage, a paved back lane, and proximity to restaurants, playgrounds, and walking paths. This is more than just a houseâ€"it's a place to create memories. Don't miss your chance to live in one of the city's most sought-after neighbourhoods. Call today to book your private showing!

Built in 2007

Essential Information

MLS® # A2247309 Price \$849,000

Bedrooms 4

Bathrooms 5.00

Full Baths 3 Half Baths 2

Square Footage 2,361 Acres 0.08 Year Built 2007

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 140 Mike Ralph Way Sw

Subdivision Garrison Green

City Calgary
County Calgary
Province Alberta
Postal Code T3E0H8

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Insulated

of Garages 2

Interior

Interior Features Bookcases, Double Vanity, Granite Counters, Kitchen Island, No Animal

Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage,

Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher,

Freezer, Garburator, Gas Range, Humidifier, Microwave Hood Fan,

Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, No Neighbours Behind, Paved, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Shingle Siding, Stone

Foundation Poured Concrete

Additional Information

Date Listed August 9th, 2025

Days on Market 70

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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.