



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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50 Mike Ralph Way SW
Calgary, Alberta

MLS # A2239675



\$299,900

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 192
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

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!