\$459,900 - 1318 Ranchlands Way Nw, Calgary

MLS® #A2213519

\$459,900

3 Bedroom, 2.00 Bathroom, 1,139 sqft Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

Welcome to this well maintained 3-bedroom & 1.5-bathroom 2 story townhouse with No Condo Fees in this desirable and mature Ranchlands community. Great for first time buyers and investors! Step on the front porch, you will find an extended deck providing a nice coffee time to enjoy the daytime sunlight. Open the front door, you will be impressed by the wide-plank maple hardwood throughout the main and second floors except of the kitchen and bathroom areas, skylight in the hallway and most updated vinyl windows. The main floor provides a spacious living room with large south facing windows, a nice dining area with bay windows, a functional kitchen with SS appliances and a 2-pc powder room. The upstairs features two good size bedrooms with south facing windows, a large primary bedroom with a big window towards quiet backyard and an updated 4-pc full bathroom. The finished basement offers a laundry room and a creation area. Fenced backyard with stone patio and a carport parking lot behind the fence. This is in a great location close to Crowfoot LRT station, Crowfoot Shopping Centre including banks, restaurants, YMCA gym center, Library, schools, parks, playgrounds, and transit. Easy access Crowchild Trail to University of Calgary, Hospitals, SAIT and Downtown, and Stoney Trail to National Parks and city-wide areas. Book a showing today, won't last long, make it yours!







Essential Information

MLS® # A2213519 Price \$459,900

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,139 Acres 0.04 Year Built 1978

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 1318 Ranchlands Way Nw

Subdivision Ranchlands

City Calgary
County Calgary
Province Alberta
Postal Code T3G 1R2

Amenities

Parking Spaces 1

Parking Carport

Interior

Interior Features Bookcases, No Animal Home, Skylight(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Interior Lot, Irregular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 22nd, 2025

Days on Market 11

Zoning M-CG

Listing Details

Listing Office Homecare Realty Ltd.

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