

# \$384,900 - 39 Range Gardens Nw, Calgary

MLS® #A2229416

**\$384,900**

3 Bedroom, 2.00 Bathroom, 1,142 sqft

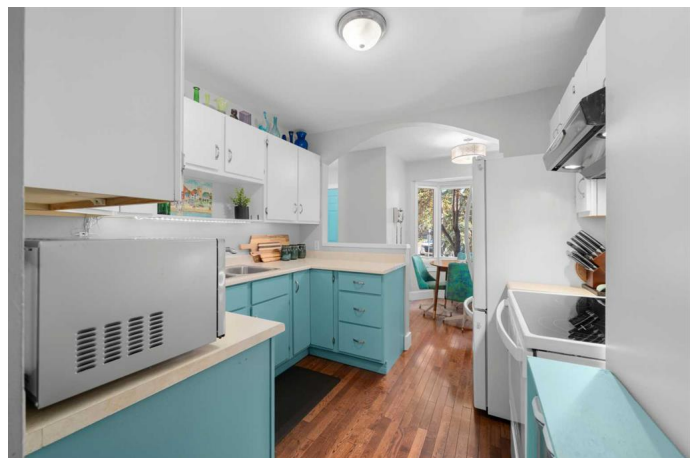
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to 39 Range Gardenâ€™a charming and meticulously maintained 3-bedroom, 1.5-bathroom corner-lot townhouse thatâ€™s move-in ready and full of thoughtful upgrades. This inviting home features hardwood floors, a fully finished basement, a new roof, newer windows, updated lighting, and an assigned parking stall conveniently located just steps from your front door. Set within a well-managed, pet-friendly complex surrounded by mature trees and beautifully maintained landscaping, it offers an unbeatable location just minutes from grocery stores, schools, restaurants, shopping, walking paths, major transit routes, and with quick access to the Ring Road and Crowchild Trail.

Step inside to find a bright and functional kitchen with a breakfast nook, generous counter space, ample cheerful cabinetry, and the added bonus of newer appliancesâ€™all replaced within the last two years. The adjacent living room is filled with natural light thanks to large south-facing windows and opens directly onto a spacious deck and private treed areaâ€™perfect for morning coffee or sunny afternoon BBQs.

Upstairs, you'll find three spacious bedrooms, each with large windows, and a full 4-piece bathroom. Fresh paint, modern trim, upgraded closet doors, and modern closet organizers add both comfort and visual appeal. The fully finished basement provides over 500sqft of



additional living space, featuring a freshly painted family room with a cozy wood-burning fireplace, along with a large laundry and utility area offering plenty of storage space.

Pride of ownership shines throughout this well-designed home with its family-friendly layout and numerous upgrades. Donâ€™t miss the chance to make this wonderful property your ownâ€”schedule a private showing today and enjoy the summer in your new home!

Built in 1982

**Essential Information**

MLS® #	A2229416
Price	\$384,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,142
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	39 Range Gardens Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2H1

**Amenities**

Amenities	Visitor Parking
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Parking Spaces	1
Parking	Stall, Assigned

## Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot, Street Lighting, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	27
Zoning	M-C1 d38

## Listing Details

Listing Office	MaxWell Capital Realty
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