

# \$559,900 - 1204 Ranchlands Way Nw, Calgary

MLS® #A2231906

**\$559,900**

4 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.07 Acres

Ranchlands, Calgary, Alberta

Open House Sunday July 13 from 1-3pm. We hope you can make it! Move-In Ready Detached Bungalow on a Quiet Corner Lot â€” Under \$580,000!

Welcome to 1204 Ranchlands Way NW, a stylishly updated detached home in one of Calgaryâ€™s most established NW neighbourhoods. Tucked away on a quiet corner lot, this bungalow is perfect for first-time buyers, small families, or downsizers looking for comfort, space, and convenience â€” without the condo fees.

Step into a bright, open-concept main floor with large vinyl windows and an updated white kitchen featuring quartz countertops, stainless steel appliances, and seamless flow to the dining area.

Upstairs offers three well-sized bedrooms and a full 4-piece bathroom. Downstairs, enjoy a fully finished basement with a cozy rec room, bar area, home office/flex room, a 3-piece bath, laundry, and loads of storage.

Outside, relax in your private patio retreat, or explore nearby walking paths, tennis courts, and parks. The home also features off-street parking, a shed, and back lane access with room to add a double garage.

With transit, Crowfoot Shopping Centre, the YMCA, schools, and the CTrain all just



minutes away, this home offers unbeatable location and lifestyle – at a price point rarely seen for a detached home in Calgary’s NW.

Built in 1979

**Essential Information**

MLS® #	A2231906
Price	\$559,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	997
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1204 Ranchlands Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G1R1

**Amenities**

Parking Spaces	1
Parking	Off Street, Stall, Rear Drive
# of Garages	1

**Interior**

Interior Features	Bar, Ceiling Fan(s), Quartz Counters
Appliances	Bar Fridge, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	22
Zoning	M-CG d44

## Listing Details

Listing Office	Greater Calgary Real Estate
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