

# \$469,900 - 1415 Ranchlands Road Nw, Calgary

MLS® #A2242576

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

\*\*\* No Condo fees!\*\*\* Stylish updates bring a marvelous sense of comfort to this beautiful home. Sunny south exposure bathes the backyard and family room in natural light. Quality built-ins make storage a breeze. So many details to appreciate, including gleaming wood floors throughout, a sparkling euro-white kitchen with ample cabinetry and tons of counter space. This is the epitome of a bright, cheerful, well-organized kitchen! The family room features sliding glass door access to the sunny, fenced south backyard. Perfect for pets! Additional backyard access via the walk-up-to-grade basement. A total of three bedrooms, including the spacious primary bedroom, all boast handy storage options. Attached garage with good-sized driveway. Fenced, flat backyard with raised deck and concrete patio. All of this at an affordable price point with NO CONDO FEES and an IDEAL LOCATION in an amazing northwest neighborhood, complete with green spaces, off-leash areas, walking paths, schools, shopping, amenities & more. Walking distance to C-Train, Crowfoot Corner, public transportation, public library, YMCA, banks, restaurants, schools and groceries are all within easy reach. This 3 bedroom, 1.5 bath, updated, cared-for, well located property feels like home.

Built in 1977

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2242576      |
| Price          | \$469,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,169         |
| Acres          | 0.04          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1415 Ranchlands Road Nw |
| Subdivision | Ranchlands              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 1N2                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home                                     |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Partial, Unfinished                                                                    |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | M-CG d44        |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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