

# \$440,000 - 1324 Ranchlands Way Nw, Calgary

MLS® #A2254540

**\$440,000**

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

**HIGHLIGHTS:** 3 Bed | 2 Bath | Fully Renovated | New Kitchen | SS Appliances | Quartz Counters | New Flooring & Baseboards | Fresh Paint | LED Lights & Ceiling Fans | Finished Basement | New Washer | Parking Stall | Large Front Porch w/ Privacy Slats | Not a Condo..

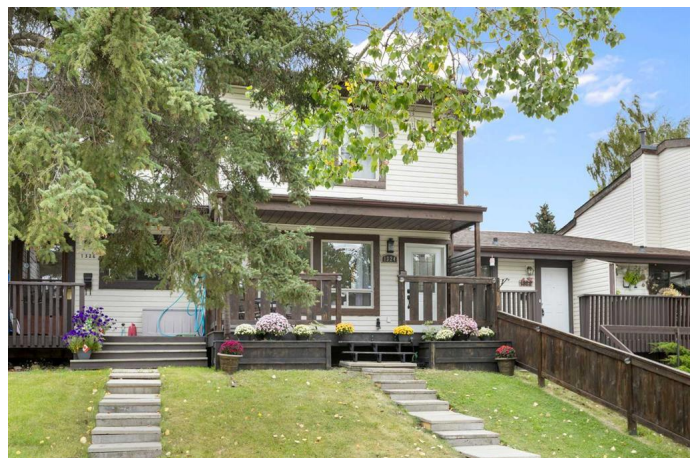
**WRITEUP:** This renovated attached 2-storey home in Ranchlands is not a condo and sits on a quiet street with no neighbours directly across. The main floor features a brand new kitchen with stainless steel appliances, updated flooring, new baseboards, fresh paint, new LED lighting, and ceiling fans. Upstairs includes three bedrooms and an updated bathroom, while the fully finished basement offers a rec room, laundry with a new washer, and additional storage. The backyard is a fenced, low-maintenance area with off-street parking for your vehicle. A large front porch with added privacy slats, shaded by a mature tree, provides a comfortable outdoor space. Located close to schools, parks, shopping at Crowfoot Centre, YMCA, library, and the Crowfoot C-train station, this home is a great fit for first-time buyers.

Built in 1978

## Essential Information

MLS® # A2254540

Price \$440,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,172         |
| Acres          | 0.04          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1324 Ranchlands Way Nw |
| Subdivision | Ranchlands             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 1R2                |

### Amenities

|                |                   |
|----------------|-------------------|
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters                                                   |
| Appliances        | Dishwasher, Electric Oven, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Dog Run, Lighting, Private Yard, Rain Gutters, Awning(s) |
| Lot Description   | Back Lane, Back Yard, Front Yard                         |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | M-CG d44            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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