

# \$454,900 - 1318 Ranchlands Way Nw, Calgary

MLS® #A2213519

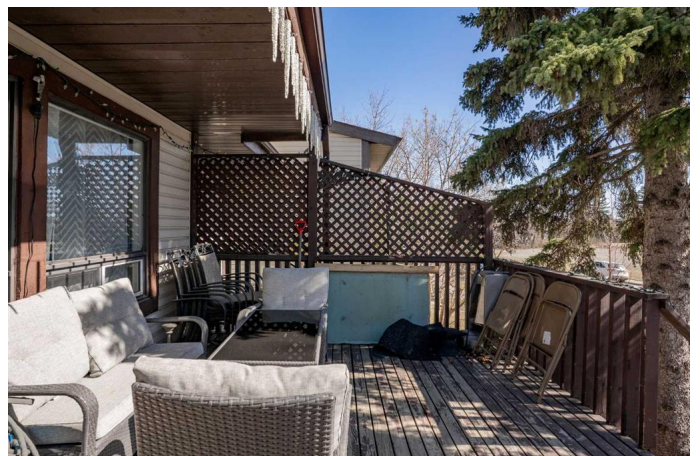
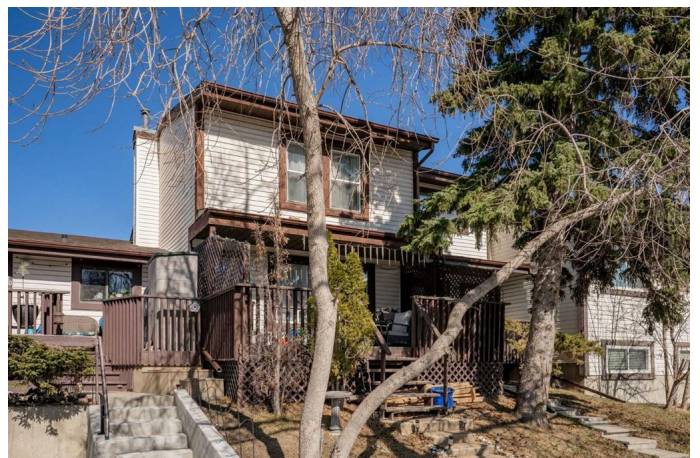
**\$454,900**

3 Bedroom, 2.00 Bathroom, 1,139 sqft

Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

Welcome to this 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!



Built in 1978

## Essential Information

MLS® #	A2213519
Price	\$454,900
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
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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	32
Zoning	M-CG

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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