

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

MLS® #A2213519

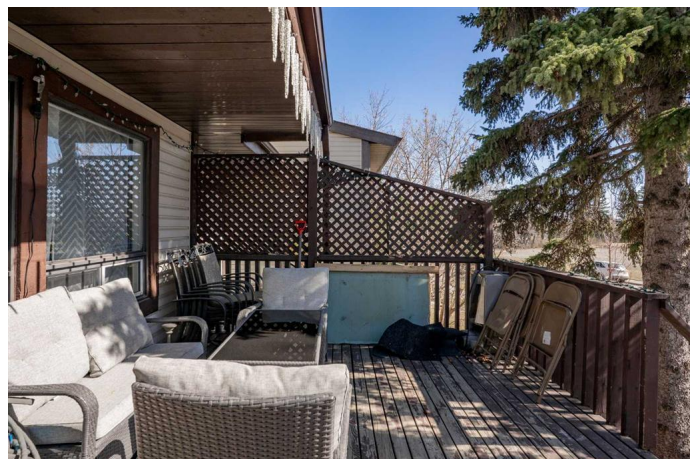
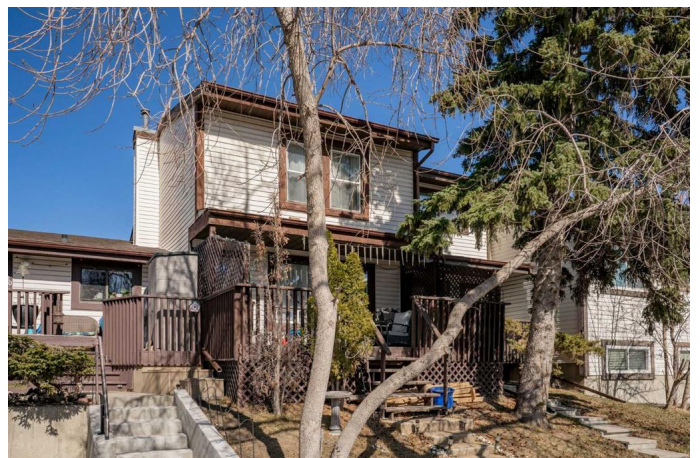
**\$454,900**

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 |
|-------------------|------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Street Lighting, Interior Lot, Irregular Lot |
| Roof            | Asphalt Shingle   |
| Construction    | Vinyl Siding, Wood Frame                                |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 30               |
| Zoning         | M-CG             |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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