

\$439,000 - 19 Ranch Glen Drive Nw, Calgary

MLS® #A2107341

\$439,000

3 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

Attention! Whether you are first-time home buyers or investors. This is an amazing opportunity to own a semi-detached home in the highly desirable community of Ranchlands at a great price. This 1748 Sq. Ft (above grade) two storey home offers 3 bedrooms and 2.5 bathrooms. On the upper level you find a high ceiling primary bedroom with an ensuite and a balcony facing west. Two additional good-sized bedrooms and a 4-piece bathroom. Spacious Main Floor easily accommodates the living room, formal dining room, kitchen with breakfast nook, spacious family room w/ fireplace & sliding door to a balcony, great layout, lots of windows and natural lights. The finished basement holds a ton of potential for a man cave, flex space, or rec room in the future! Enjoy your private fenced large deck for summer entertaining and BBQS, making it ideal for family with children. The double attached garage is situated on a large driveway, providing additional parking space for multiple vehicles. Recent updates include new Vinyl Siding (2021), Deck Repainted (2022), Newer flooring, newer roof shingles and furnace. Conveniently located within walking distance to a bus station, with close proximity to schools, parks, playgrounds, restaurants, and shopping. Easy access to downtown via Crowchild/John Laurie, Crowfoot Crossing, Nose Hill Park, and the YMCA. Don't miss this opportunity! Central Vac and Fireplace have not been used by the owners for 20 years. Property is being sold AS IS.



Built in 1981

Essential Information

MLS® #	A2107341
Price	\$439,000
Sold Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	19 Ranch Glen Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1T2

Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street, Parking Pad, Paved

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Storage
Lot Description	Back Lane, Front Yard, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	March 5th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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