

\$370,000 - 40 Range Gardens Nw, Calgary

MLS® #A2122528

\$370,000

3 Bedroom, 2.00 Bathroom, 1,139 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

*Back on market due to financing * One more chance to own this stunning townhouse in Prime location! Welcome to your dream townhouse located in a highly sought after area! This immaculate property boasts a perfect blend of comfort, convenience, and style, making it an ideal home for any discerning buyer. As you step inside, you are greeted by a spacious living room and dining area, featuring newer carpets and a south-facing window that floods the space with natural light. The large living area is perfect for entertaining guests or simply relaxing with your loved ones. The well-appointed kitchen is a cook's delight, offering plenty of counter and cupboard space, a built in breakfast bar and a new dishwasher. The patio doors lead you to a charming backyard area, ideal for enjoying al fresco dining or soaking in the sun. Upstairs, you will find three cozy bedrooms, including a generous master suite with room for a home office area. The updated 4 pce bathroom on the upper level and a convenient 2 pce bathroom on the main floor cater to your family's needs. The fully finished basement is a haven for relaxation, featuring a large family room and a cozy, corner, wood burning fireplace. The laundry facilities are conveniently located in the basement. This home has been meticulously maintained with a new furnace and hot water tank installed within the past 3 years providing you with peace of mind and comfort. Conveniently located near Elementary, Junior High and High schools, this



townhouse is perfect for families with children. Additionally, the Crowfoot Center is just minutes away offering a plethora of shopping and dining options for your enjoyment. Don't miss out on this well priced, rare opportunity to own a townhouse in a great location that offers both comfort and convenience. Call your Realtor to schedule a viewing today and make this your new home sweet home!

Built in 1982

Essential Information

MLS® #	A2122528
Price	\$370,000
Sold Price	\$355,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,139
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	40 Range Gardens Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2H2

Amenities

Amenities	Visitor Parking
Parking Spaces	1

Parking	Assigned, Stall
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Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 29th, 2024
Days on Market	27
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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