

# \$299,900 - 20 Range Gardens Nw, Calgary

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MLS® #A2134191

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,073 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

\*\*\*OPEN HOUSE: SATURDAY, MAY 25 12:00

PM -5:00 PM\*\*\* This 2 storey townhouse with

3 bedrooms and 1.5 bathrooms offers a carefree low-maintenance lifestyle within a quiet, family-friendly complex. The bright and sunny living room invites relaxation while clear sightlines into the dining room are perfect for entertaining. The kitchen is well laid out with a breakfast nook for family meals and patio sliders to your charming backyard ideal for casual barbeques, dining al fresco or unwinding soaking up the sunny south exposure. A handy powder room completes the main level. All 3 bedrooms on the upper level are spacious and bright with easy access to the 4-piece bathroom. Gather around the wood-burning fireplace in the basement's rec room and enjoy movie and game nights. In-suite laundry and assigned parking add to your comfort and convenience. Wonderfully located in the family-oriented neighbourhood of Ranchlands with both public and separate schools, baseball and soccer fields, tennis courts, basketball courts, an ice rink and a very active community centre. Also close by is Crowfoot Centre with all its conveniences: C-train, groceries, services, shops, a library, cafes and numerous restaurants, the list is endless!



Built in 1982

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2134191      |
| Price          | \$299,900     |
| Sold Price     | \$351,500     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,073         |
| Acres          | 0.00          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 20 Range Gardens Nw |
| Subdivision | Ranchlands          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3G 2H2             |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Parking, Visitor Parking    |
| Parking Spaces | 1                           |
| Parking        | Assigned, Off Street, Stall |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Soaking Tub, Storage          |
| Appliances        | See Remarks                   |
| Heating           | Forced Air, Natural Gas       |
| Cooling           | None                          |
| Fireplace         | Yes                           |
| # of Fireplaces   | 1                             |
| Fireplaces        | Recreation Room, Wood Burning |
| Has Basement      | Yes                           |
| Basement          | Full, Partially Finished      |

**Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Lighting, Private Entrance |
| Lot Description   | Back Yard, Many Trees      |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame, Wood Siding    |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2024 |
| Date Sold      | June 5th, 2024 |
| Days on Market | 14             |
| Zoning         | M-C1 d38       |
| HOA Fees       | 0.00           |

**Listing Details**

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

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