

\$425,000 - 1288 Ranchlands Road Nw, Calgary

MLS® #A2141566

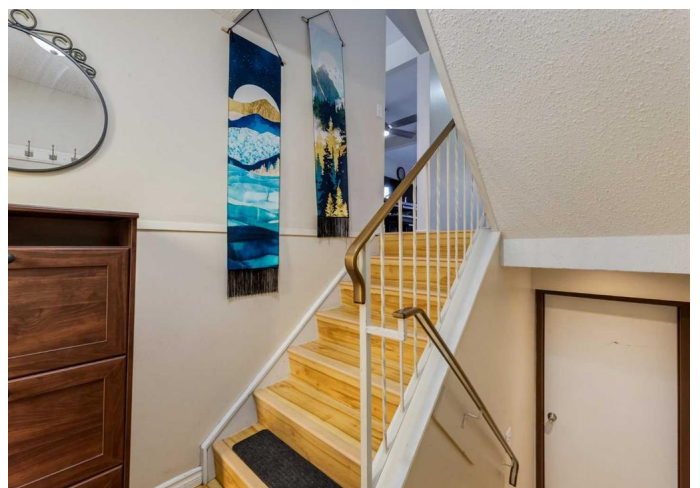
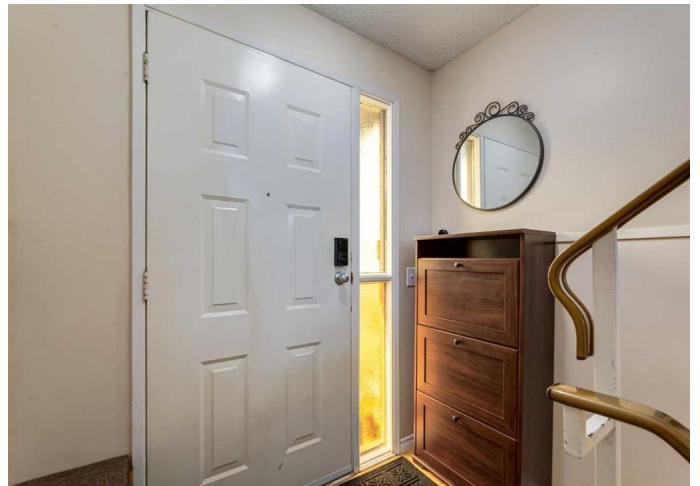
\$425,000

3 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

****NO CONDO FEES TOWNHOME | Excellent Value in NW Calgary!**** Welcome to this spacious 2-storey family row home, offering over 1,538 sqft of living space with no condo fees. Located on a quiet street in Ranchlands, this home features 3 BEDROOMS on the TOP FLOOR, 2 BATHROOMS, FINISHED BASEMENT, FENCED YARD, and 2 PARKING STALLS. Prime Location! Easy access to schools, parks, playgrounds, shopping, amenities, transit & the LRT and is within walking distance to Crowfoot Centre. Recent updates include a new hot water tank (2020), a new roof (2020), and a new furnace (2020). The main floor boasts a spacious kitchen with a large window that fills the room with natural light and offers ample cupboard space. The charming dining room flows into a wide-open living area with patio doors leading to a private deck and fenced yard, perfect for enjoying your morning coffee in the sun. Upstairs, you'll find three generously sized bedrooms and a full bathroom, including a large primary bedroom with a walk-in closet. The fully developed, bright, and open basement features two large windows and a versatile rec room, ideal for a second family room, flex space, or private home office. The basement also includes Washer/Dryer with a Sink and has ample storage space. Additional highlights include two paved parking stalls with a carport in a paved alley, along with additional street parking in the front. Don't miss out on this incredible opportunity to own



in NW Calgary. Schedule your viewing today!

Built in 1979

Essential Information

MLS® #	A2141566
Price	\$425,000
Sold Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,193
Acres	0.04
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1288 Ranchlands Road Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1S3

Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, On Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 15th, 2024
Date Sold June 27th, 2024
Days on Market 12
Zoning M-CG d44
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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