

\$375,000 - 46 Range Gardens Nw, Calgary

MLS® #A2141847

\$375,000

3 Bedroom, 2.00 Bathroom, 1,154 sqft
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

*OPEN HOUSE Sat & Sun 1 pm to 3 pm*Immaculate 3-bedroom corner lot townhouse in the family-friendly, mature neighbourhood of Ranchlands. This pristine home features gleaming hardwood floors and a bright, open layout. The spacious living and dining room area is ideal for entertaining. The bright kitchen boasts stainless steel appliances including a new dishwasher, plenty of cabinetry, and a cozy eating nook. Upstairs, the primary bedroom is accompanied by two spacious bedrooms and a 4-piece bathroom. The thoughtfully designed basement includes a large family room, a big laundry room and ample storage. Entertain outside with a new massive deck and backyard with mature trees offering a private oasis for relaxation and outdoor activities. This home is super clean and has been well maintained and lovingly cared for and includes updates like newer hardwood floors, fresh paint, newer carpets, an updated 2-piece bathroom and so much more. Well-managed pet-friendly complex. Situated in a prime location, this home is just steps away from the YMCA, Crowfoot Centre, schools, parks, and pathways, providing easy access to all essential amenities and recreational facilities. Don't miss the opportunity to own this beautiful townhouse in one of Ranchlands' most sought-after locations. Check out the 3D tour or schedule a viewing today and make this house your new home!



Built in 1982

Essential Information

MLS® #	A2141847
Price	\$375,000
Sold Price	\$393,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,154
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	46 Range Gardens Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2H2

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 5th, 2024
Days on Market	15
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.