

\$449,000 - 1402 Ranchlands Road Nw, Calgary

MLS® #A2164157

\$449,000

3 Bedroom, 2.00 Bathroom, 1,252 sqft
Residential on 0.07 Acres

Ranchlands, Calgary, Alberta

Welcome to the desirable community of Ranchlands! This stunning condo offers the exceptional benefit of NO condo fees. This spacious 5-level townhome is perfect for a growing family, featuring a generous corner lot with a large yard, ample parking, and a fenced backyardâ€”ideal for pets with no condo restrictions.

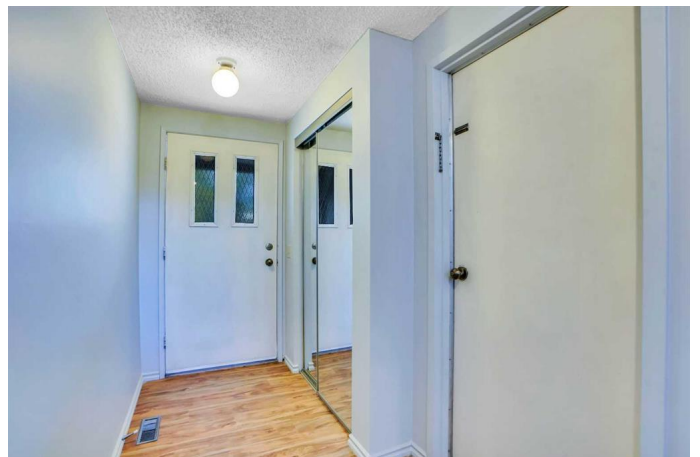
The property boasts a fantastic location directly across from a tot lot, allowing you to easily supervise your children from your private kitchen balcony. Additionally, it is just minutes from the new LRT station for added convenience.

Inside, you'll be impressed by the three-bedroom layout, which includes a lower walkout den that can serve as an additional bedroom. The great room features patio doors that lead to a large deck and backyard, perfect for outdoor entertaining. Ample parking is available for guests on the side of the house, and there is a well-equipped playground directly across the street for children and their friends.

This home is competitively priced to sell quickly and offers a blank canvas for you to add your personal touch. The possession is immediate or negotiable. Donâ€™t miss the opportunity to make this wonderful property your own!

Built in 1977

Essential Information



MLS® #	A2164157
Price	\$449,000
Sold Price	\$432,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,252
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split, Side by Side
Status	Sold

Community Information

Address	1402 Ranchlands Road Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1M9

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2024
Date Sold	October 23rd, 2024
Days on Market	29
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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