

\$449,900 - 65, 1012 Ranchlands Boulevard Nw, Calgary

MLS® #A2178248

\$449,900

3 Bedroom, 2.00 Bathroom, 1,462 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to this bright and spacious updated / ready to move in townhome with a finished WALKOUT BASEMENT located in the heart of desirable community of Ranchlands! This freshly painted very well-maintained townhouse offers it all including single garage attached + Driveway for extra parking, updated beautiful kitchen with granite counters extending to breakfast nook to enjoy your morning coffee with sunshine, 3 bedrooms, 1.5 baths (potential to convert to 2 full bathrooms), Large vinyl windows, Walkout basement with wood burning fireplace with glass sliding doors to private backyard to enjoy your friends and family summer gatherings. Upgrades include new privacy fence (2024), furnace and hot water tank with humidifier (Feb 2023), garage door and smart opener (2019), Roof 2013 vinyl new windows (2011). Excellent value and a great place to call home! Ranchlands is a family-friendly community, known for its scenic views, green spaces, with mature trees and established streets adding to its charm and close-knit feel. Residents enjoy easy access to parks, playgrounds, and off-leash dog areas, making it ideal for families and outdoor enthusiasts. Ranchlands is also conveniently located near schools, shopping centers, movie theaters restaurants, C-train and major roads like Crowchild Trail, offering quick commutes to downtown Calgary. This townhouse is a smart investment opportunity and perfect for all types of buyers. Call your favourite realtor before this gem gets sold!



Built in 1980

Essential Information

MLS® #	A2178248
Price	\$449,900
Sold Price	\$460,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,462
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	65, 1012 Ranchlands Boulevard Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1Y1

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle, Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2024
Date Sold	November 18th, 2024
Days on Market	10
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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