

# \$620,000 - 215 Ranchview Court Nw, Calgary

MLS® #A2241597

## \$620,000

4 Bedroom, 4.00 Bathroom, 1,662 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

**\*Open House - Wed. July 30th 5pm-7pm\*** This 4-bedroom, 3.5-bath two-storey home offers a solid foundation and plenty of potential for buyers looking to personalize a space. With 1,661.5 square feet above grade and a finished basement, there's ample room for a growing family or creative renovation ideas. The main floor features laminate hardwood flooring, a wood-burning fireplace with a striking stone surround, and large windows that fill the space with natural light. The galley-style kitchen has been refreshed with added cabinetry for extra storage, and a spacious living and dining area flows easily to the deck leading to the spacious yard. Upstairs, the raised primary bedroom includes a private three-piece ensuite, while two additional bedrooms share a full four-piece bath. The basement is finished with a large recreation area featuring 9-foot ceilings, big windows, a bedroom and a full bathroom—plus a generous storage area. Set on a large, private lot filled with mature spruce trees, the home offers a rare sense of space and seclusion. The double front doors add curb appeal, and the insulated double detached garage includes a drive-through RV door into the backyard—perfect for hobbyists or extra parking. Key updates include the roof (2020), furnace (2014), and kitchen cabinets. Well cared for over the years, this home is now ready for a new chapter. Whether you're a renovator, investor, or buyer with a vision, this is a fantastic opportunity to make it your own.



Close to schools and shopping with easy access to Crowchild and Stoney Trail.

Built in 1977

**Essential Information**

MLS® #	A2241597
Price	\$620,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,662
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	215 Ranchview Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1A5

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Insulated, Shared Driveway
# of Garages	2

**Interior**

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	July 25th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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