

\$454,900 - 1318 Ranchlands Way Nw, Calgary

MLS® #A2243118

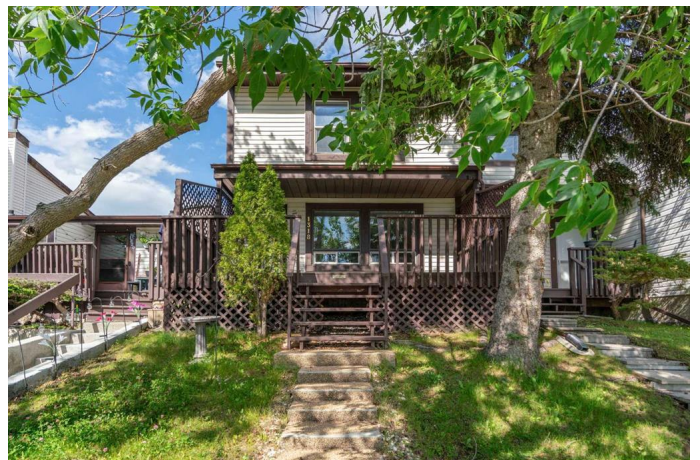
\$454,900

3 Bedroom, 2.00 Bathroom, 1,139 sqft

Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

Welcome to this 3-bedroom & 1.5-bathroom 2 story townhouse with No Condo Fees in this desirable and mature Ranchlands community. Great for first time buyers and investors! Step on the front porch, you will find an extended deck providing a nice coffee time to enjoy the daytime sunlight. Open the front door, you will be impressed by the wide-plank maple hardwood throughout the main and second floors except of the kitchen and bathroom areas, skylight in the hallway and most updated vinyl windows. The main floor provides a spacious living room with large south facing windows, a nice dining area with bay windows, a functional kitchen with SS appliances and a 2-pc powder room. The upstairs features two good size bedrooms with south facing windows, a large primary bedroom with a big window towards quiet backyard and an updated 4-pc full bathroom. The finished basement offers a laundry room and a creation area. Fenced backyard with stone patio and a carport parking lot behind the fence. New Painted Deck, Walls, Kitchen Carbinets & Countertops, New Kitchen Flooring. This is in a great location close to Crowfoot LRT station, Crowfoot Shopping Centre including banks, restaurants, YMCA gym center, Library, schools, parks, playgrounds, and transit. Easy access Crowchild Trail to University of Calgary, Hospitals, SAIT and Downtown, and Stoney Trail to National Parks and city-wide areas. Book a showing today, won't last long, make it



yours!

Built in 1978

Essential Information

MLS® #	A2243118
Price	\$454,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,139
Acres	0.04
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1318 Ranchlands Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R2

Amenities

Parking Spaces	1
Parking	Carport

Interior

Interior Features	Bookcases, No Animal Home, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Interior Lot, Street Lighting, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	5
Zoning	M-CG

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.