

# \$450,000 - 1324 Ranchlands Way Nw, Calgary

MLS® #A2254540

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,172 sqft  
Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

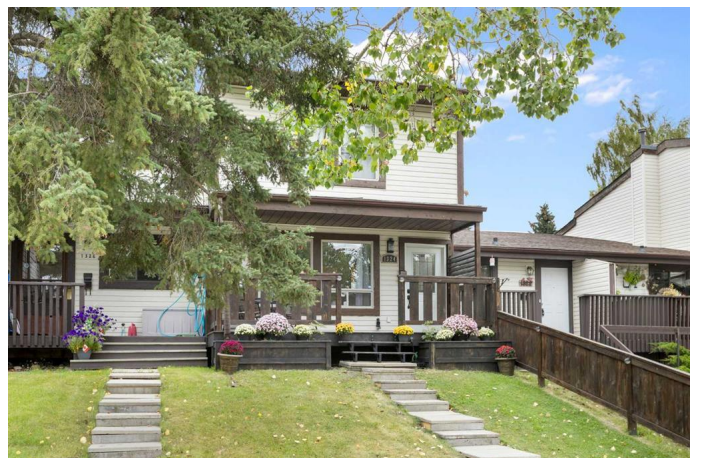
**HIGHLIGHTS:** 3 Bed | 2 Bath | Fully Renovated | New Kitchen | SS Appliances | Quartz Counters | New Flooring & Baseboards | Fresh Paint | LED Lights & Ceiling Fans | Finished Basement | New Washer | Parking Stall | Large Front Porch w/ Privacy Slats | Not a Condo..

**WRITEUP:** This renovated attached 2-storey home in Ranchlands is not a condo and sits on a quiet street with no neighbours directly across. The main floor features a brand new kitchen with stainless steel appliances, updated flooring, new baseboards, fresh paint, new LED lighting, and ceiling fans. Upstairs includes three bedrooms and an updated bathroom, while the fully finished basement offers a rec room, laundry with a new washer, and additional storage. The backyard is a fenced, low-maintenance area with off-street parking for your vehicle. A large front porch with added privacy slats, shaded by a mature tree, provides a comfortable outdoor space. Located close to schools, parks, shopping at Crowfoot Centre, YMCA, library, and the Crowfoot C-train station, this home is a great fit for first-time buyers.

Built in 1978

## Essential Information

MLS® #	A2254540
Price	\$450,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.04
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1324 Ranchlands Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R2

### **Amenities**

Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Oven, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Awning(s), Dog Run, Private Yard, Rain Gutters, Lighting
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed September 5th, 2025

Days on Market 2

Zoning M-CG d44

## **Listing Details**

Listing Office eXp Realty

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