

\$440,000 - 1324 Ranchlands Way Nw, Calgary

MLS® #A2254540

\$440,000

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..

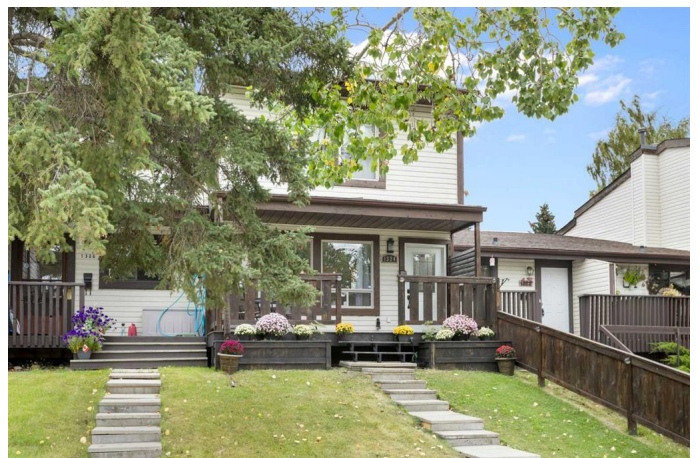
WRITEUP: This renovated attached 2-storey home in Ranchlands is not a condo and sits on a quiet street with no neighbours directly across. The main floor features a brand new kitchen with stainless steel appliances, updated flooring, new baseboards, fresh paint, new LED lighting, and ceiling fans. Upstairs 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 \$440,000



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	Dog Run, Lighting, Private Yard, Rain Gutters, Awning(s)
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	8
Zoning	M-CG d44

Listing Details

Listing Office	eXp Realty
----------------	------------

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