

# \$425,000 - 1416 Ranchlands Way Nw, Calgary

MLS® #A2221686

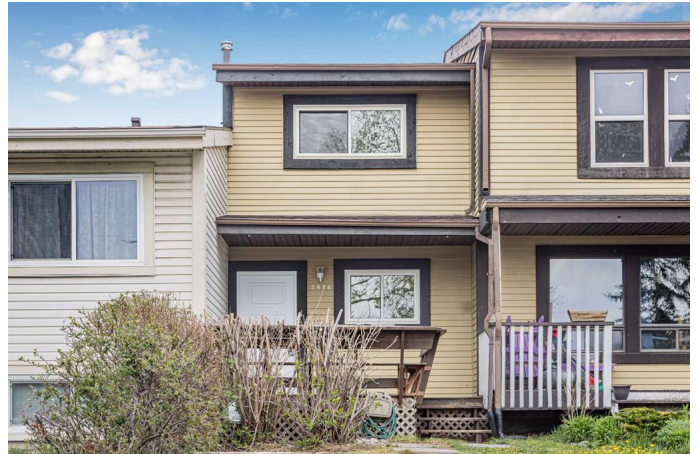
**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

Welcome home to this well maintained 3-bedroom, 1.5-bathroom, 2 story townhouse with No Condo Fees in the desirable and mature Ranchlands community. Great for first time buyers and investors! This townhome has been freshly painted, the main floor has new vinyl plank flooring throughout, and brand-new carpet upstairs. The property features a cozy front porch. The main floor provides a spacious living room, a nice dining area, 2pc bath and a functional kitchen that was recently updated and has brand new appliances. The upstairs features two good size bedrooms as well a large primary bedroom and a 4-pc bathroom. The basement hosts laundry and recreation space. There is a fenced backyard with a carport parking lot behind the fence. This is in a great location close to Crowfoot LRT station, Crowfoot Shopping Centre, banks, restaurants, YMCA gym center, library, schools, parks, playgrounds, and transit. Easy access to Crowchild Trail and the University of Calgary, Hospitals, SAIT, Downtown, and Stoney Trail to National Parks and city-wide areas. This property is an excellent addition to your investment portfolio. Schedule your private viewing today!



Built in 1978

## Essential Information

MLS® #

A2221686

Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,075
Acres	0.04
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1416 Ranchlands Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R2

### Amenities

Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Level, Treed
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 15th, 2025

Days on Market            5

Zoning                        M-CG

### **Listing Details**

Listing Office               RE/MAX Landan Real Estate

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.