

# \$639,000 - 539 Ranchview Place Nw, Calgary

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MLS® #A2233712

## \$639,000

4 Bedroom, 2.00 Bathroom, 1,368 sqft

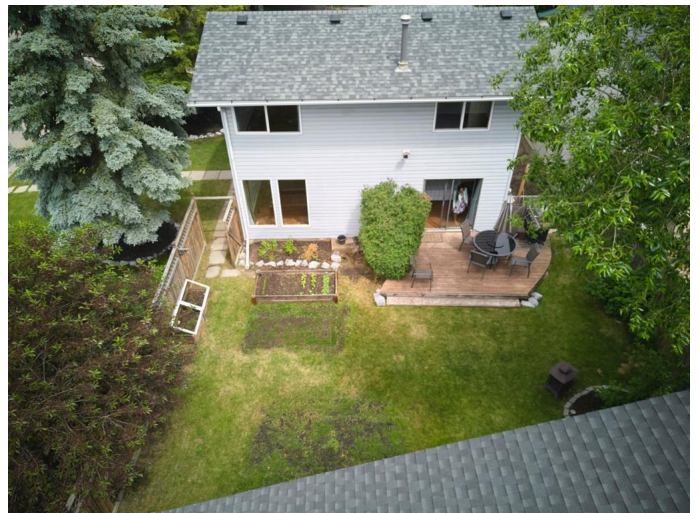
Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

This FANTASTIC home in sought-after Ranchlands is located on a large CORNER lot! Complete with a FENCED yard and an OVERSIZED HEATED DOUBLE ATTACHED GARAGE with 240V and RV parking. The large CORNER lot offers plenty of parking. Freshly painted throughout with NEW CARPET and VINYL PLANK upstairs. The main floor features an OPEN LAYOUT and lots of WINDOWS allowing for plenty of NATURAL LIGHT to flow through. The SPACIOUS KITCHEN comes with STAINLESS STEEL APPLIANCES, an ISLAND, and plenty of CABINETS with SOFT-CLOSE mechanisms, ample COUNTER SPACE, and an ADJACENT DINING AREA. PATIO DOORS lead to your DECK and MASSIVE BACKYARD. The LARGE LIVING ROOM will accommodate plenty of furniture. There is also a MAIN FLOOR BATHROOM. Upstairs, there are 3 BEDROOMS including a LARGE PRIMARY and a FULL BATHROOM. The BASEMENT is FINISHED with a LARGE LIVING ROOM, an ADDITIONAL BEDROOM/DEN, and AMPLE STORAGE. NEW ROOF in 2023 and HOT WATER TANK in 2021. Excellent location on a QUIET STREET close to PARKS, SCHOOLS, SHOPPING, and with EASY ACCESS to major ROADWAYS.

Built in 1977

## Essential Information



MLS® #	A2233712
Price	\$639,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,368
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	539 Ranchview Place Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1B4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, See Remarks, Insulated
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Cul-De-Sac
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	8
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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