

\$449,900 - 1426 Ranchlands Way Nw, Calgary

MLS® #A2241068

\$449,900

3 Bedroom, 1.00 Bathroom, 977 sqft

Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

Welcome to Ranchlands â€” Where Value Meets Location!

This charming 4-level split townhome offers the perfect blend of space, style, and convenienceâ€”all with NO condo fees. Featuring 3 bedrooms, 1 full bathroom, a dedicated dining area, and a spacious below-grade laundry zone, this home has been thoughtfully updated with renovated flooring, new light fixtures and fresh paint throughout, creating a modern and move-in-ready feel.

Step into the bright main living area with vaulted ceilings, adding depth and natural light. Enjoy your morning coffee on the front deck or host summer BBQs in the fully fenced backyard with an additional back deckâ€”a rare bonus in townhome living. Plus, your dedicated parking stall right out front adds everyday convenience.

Situated in the well-established community of Ranchlands, youâ€™re just minutes away from Crowfoot LRT, shopping, dining, schools, parks, and more. With quick access to Crowchild Trail and Stoney Trail, commuting is easy, and outdoor escapes like Nose Hill Park are within reach.

Whether you're a first-time buyer, young family, or savvy investor, this property offers incredible value in one of Calgary's most



connected NW communities.

Don't miss your chance to own a townhome
with no condo fees in a location that truly has it
all!

Built in 1978

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2241068 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 977 |
| Acres | 0.04 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1426 Ranchlands Way Nw |
| Subdivision | Ranchlands |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G1R2 |

Amenities

| | |
|----------------|--------------------|
| Parking Spaces | 1 |
| Parking | Parking Pad, Stall |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |

| | |
|--------------|--------------------------|
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 1 |
| Zoning | M-CG d44 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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