

# \$399,000 - 1322 Ranchlands Way Nw, Calgary

MLS® #A2242115

**\$399,000**

3 Bedroom, 1.00 Bathroom, 722 sqft

Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

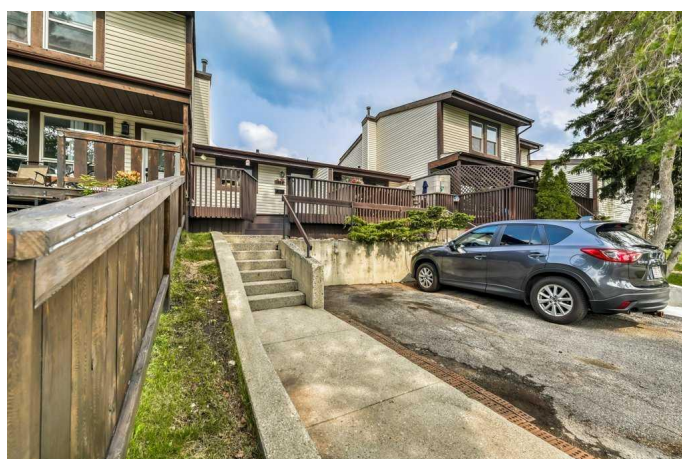
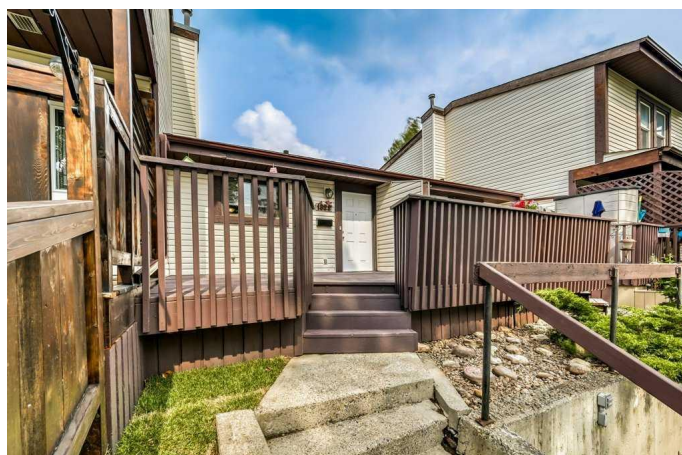
Welcome to this updated 3-bedroom townhome with no condo fees in Ranchlands—a fantastic opportunity at an unbeatable price. Offering exceptional value for first-time buyers, young families, or investors, this home combines affordability, space, and convenience in a well-established community. With your own driveway featuring a convenient outdoor plug and plenty of unregulated street parking out front, convenience starts the moment you arrive. Step onto the freshly painted front porch and into a bright, functional main level with vaulted ceilings featuring a well-laid-out kitchen with a pantry and a comfortable dining area. Upstairs, you'll find a spacious family room with access to your private balcony—perfect for morning coffee or evening downtime—along with a large bedroom. The next level down offers two more generously sized bedrooms and a full 3-piece bathroom. The fourth level includes a large laundry and utility area along with plenty of storage space. Outside, enjoy a fully fenced yard and a bonus under-balcony storage area—secure and perfect for bikes, tools, or seasonal items. Located in a quiet, established community close to schools, transit, and shopping. Book your showing today!

Built in 1978

## Essential Information

MLS® #

A2242115



Price	\$399,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	722
Acres	0.04
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	1322 Ranchlands Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R2

### Amenities

Parking Spaces	1
Parking	Driveway, Off Street, Parking Pad
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 22nd, 2025
Days on Market	49
Zoning	M-CG d44

**Listing Details**

Listing Office	2% Realty
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