

\$399,900 - 324 Ranchview Court Nw, Calgary

MLS® #A2259623

\$399,900

3 Bedroom, 2.00 Bathroom, 1,176 sqft
Residential on 0.06 Acres

Ranchlands, Calgary, Alberta

Attention First-Time Home Buyers!
Stop renting and take advantage of this fantastic opportunity to own a NO CONDO FEE townhome! This 3-bedroom property is the perfect starting point for your homeownership journey—with plenty of potential to build sweat equity and make it your own.

Inside, you'll find a spacious main floor featuring a large kitchen and dining area with convenient access to the backyard. A pass-through opening to the living room allows for easy conversation while preparing meals. A 2-piece bathroom is also located near the front entrance for added convenience.

Upstairs, the home offers three generously sized bedrooms and a full bathroom—perfect for a growing family.

The backyard is ideal for outdoor living, with a cozy patio area, a handy storage shed, and a rear parking pad accessible from the paved back lane.

Situated in a quiet cul-de-sac, this home enjoys excellent access to transit, parks, schools, and a variety of community amenities. Notable recent updates include new shingles in 2021 and a hot water tank installed in March 2025.

With a bit of TLC, this home can truly shine.



Don't miss out"contact your favorite agent today to schedule a private tour!

Built in 1976

Essential Information

MLS® #	A2259623
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,176
Acres	0.06
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	324 Ranchview Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1A6

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Cul-De-Sac, Irregular Lot
Roof Asphalt Shingle
Construction Stucco, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 24th, 2025
Days on Market 16
Zoning M-CG d75

Listing Details

Listing Office CIR Realty

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