

**1418 Ranchlands Road NW
Calgary, Alberta**

MLS # A2283197

\$419,000



Division:	Ranchlands		
Type:	Residential/Other		
Style:	5 Level Split		
Size:	1,209 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: see appliances, in 'as-is' condition

Your Affordable Dream in an Unbeatable Location Near Crowfoot Shopping Centre. Step into the perfect blend of comfort and convenience with this sunlit, split-level townhouse, nestled in one of northwest Calgary's most sought-after neighborhoods. Imagine living minutes away from vibrant shopping, restaurants, and all the amenities of Crowfoot Shopping Centre. With NO CONDO FEES, this incredible property is a rare find—whether you're a first-time buyer, a young family eager to grow, or an investor seeking strong value. Boasting three spacious bedrooms and one-and-a-half bathrooms, this home welcomes you with its bright layout. The large kitchen, complete with a dedicated dining area, makes family meals and entertaining effortless. Relax in the oversized living room with cozy wood burning fireplace, bathed in natural light and framed by mature trees that offer cool shade in the summer months. Enjoy outdoor living in your private, fenced backyard—ideal for children and pets to play freely. The single car-attached garage and extra parking on the private driveway ensure plenty of space for you and your guests. The partially finished basement, featuring a separate entrance and in-suite washer and dryer, provides flexible living options and generous storage for all your needs. This home is waiting for your personal touch. With a bit of TLC required and your favorite finishes, it can truly become a sanctuary for you and your loved ones. Don't miss the chance to own a spacious, welcoming property in a prime location—steps from transit, parks, and everyday conveniences. Opportunities like this don't come often, NO CONDO FEES!—schedule your showing today and see for yourself the exceptional value and potential this townhouse has to offer! Note: seller has never lived in the property.

Property and appliances in 'as-is' condition.