

# \$579,900 - 1204 Ranchlands Way Nw, Calgary

MLS® #A2231906

**\$579,900**

3 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.07 Acres

Ranchlands, Calgary, Alberta

Welcome to 1204 Ranchlands Way NW â€” a charming home in one of Calgaryâ€™s most established and family-oriented communities. Step into a bright, open-concept living room large vinyl windows that fill the space with natural light. The updated white kitchen boasts quartz countertops, stainless steel appliances, and a seamless flow to the dining area.

Upstairs, you'll find three well-sized bedrooms and a full 4-piece bath. The finished basement offers a cozy rec room, bar area, 3-piece bathroom, laundry room and a versatile flex room currently used as an office. Also much room for storage.

Situated on a corner lot with a back lane, this property includes off-street parking, a private patio oasis, and a shed for extra storage. Just outside the gate, enjoy walking paths, green spaces, and excellent access to the Crowfoot Shopping Area, schools (two elementary and a senior high), and transit â€” with the CTrain and local bus stops both nearby.

Ranchlands is a peaceful, well-connected neighbourhood known for its strong community spirit, mature trees, and abundance of parks. With tennis and pickleball courts, playgrounds, a natural reserve area, bike paths, and sports fields, itâ€™s a perfect location for families, professionals, or anyone seeking a safe and active lifestyle in Calgaryâ€™s desirable northwest.



Built in 1979

## Essential Information

MLS® #	A2231906
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	997
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1204 Ranchlands Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G1R1

## Amenities

Parking Spaces	1
Parking	Off Street, Rear Drive, Stall
# of Garages	1

## Interior

Interior Features	Bar, Ceiling Fan(s), Quartz Counters
Appliances	Bar Fridge, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	4
Zoning	M-CG d44

**Listing Details**

Listing Office	Greater Calgary Real Estate
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