

# \$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	10
Zoning	M-CG d44

**Listing Details**

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.