

# \$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

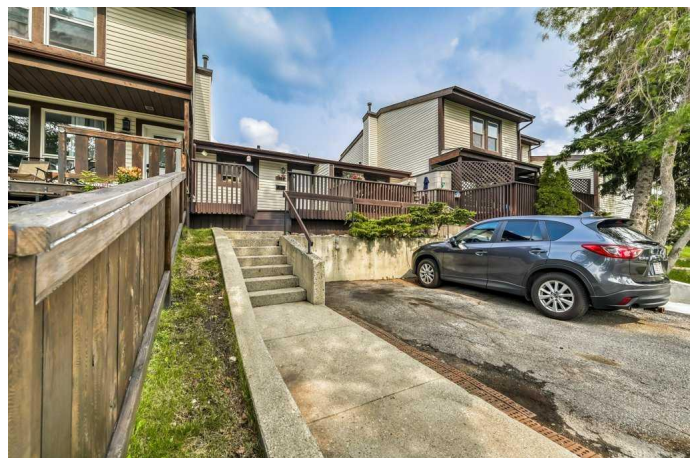
Welcome to this updated 3-bedroom townhome with no condo fees in Ranchlands—a fantastic opportunity at an unbeatable price. Offering exceptional value for first-time buyers, young families, or investors, this home combines affordability, space, and convenience in a well-established community. With your 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 | 37              |
| Zoning         | M-CG d44        |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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