# \$550,000 - 15 Ranchridge Way Nw, Calgary

MLS® #A2229630

#### \$550,000

4 Bedroom, 2.00 Bathroom, 1,622 sqft Residential on 0.09 Acres

Ranchlands, Calgary, Alberta

Welcome to a rare opportunity in Ranchlands, one of Calgary's most in-demand, fastest-appreciating neighbourhoods. This FULLY DETACHED 4-bed home with a DOUBLE ATTACHED GARAGE delivers unbeatable value for families, investors, or builders looking to enter the market with strength, and upside.

Why This Property Makes Sense (on Every Level):

Families: You're surrounded by schools â€" K to 12 â€" within a 5km radius. The C-Train is minutes away. Groceries, restaurants, daycare, gyms, clinics? All walkable. Instead of a townhome, you are getting a fully detached house with an attached double garage, backyard, 4 bedrooms, 2 bathrooms and lots of space to spread out.

Investors/Builders: This is a well-maintained home with strong bones and incredible potential, ideal for a renovation project, conversion, or flip - you could get in below market with upside baked in.

Location Advantages:

Steps to Crowfoot Crossingâ€" Co-op,
Safeway, Starbucks, Cineplex, Joey's,
The Keg, medical, banking, gyms and more
Direct access to C-Train, University of Calgary,
and major roadways
Strong community vibe with parks, off-leash
areas, and family amenities
Live in it as-is, rent it out, or update it for
serious equity gain. This is a strategic move in







one of Calgary's best neighborhood's.

Don't miss your chance to own a detached home in NW Calgary for the price of a townhome.

Book your showing today. Opportunities like this don't last in Ranchlands.

Built in 1981

#### **Essential Information**

MLS® # A2229630 Price \$550,000

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,622 Acres 0.09

Year Built 1981

Type Residential
Sub-Type Detached
Style 5 Level Split

Status Active

## **Community Information**

Address 15 Ranchridge Way Nw

Subdivision Ranchlands

City Calgary
County Calgary
Province Alberta
Postal Code T3G 1Z8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Beamed Ceilings, Central Vacuum, No Smoking Home, Open Floorplan,

Soaking Tub, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, Stove(s),

Washer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Treed Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 3

Zoning R-CG

### **Listing Details**

Listing Office eXp Realty

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