

\$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

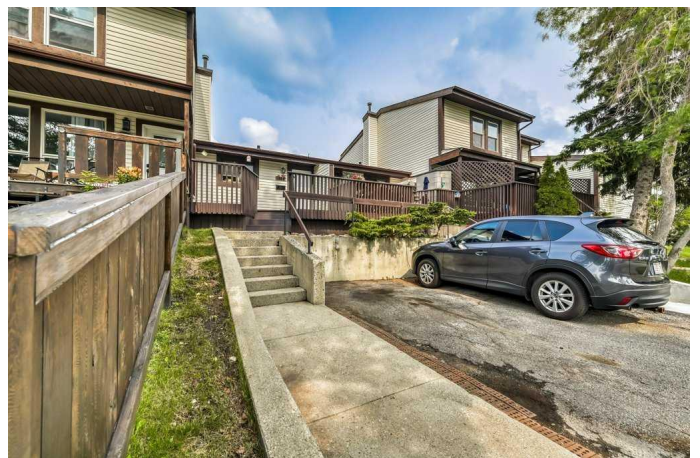
Welcome to this updated 3-bedroom townhome with no condo fees in Ranchlands—a fantastic opportunity at an unbeatable price. Offering exceptional value for first-time buyers, young families, or investors, this home combines affordability, space, and convenience in a well-established community. With your 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	26
Zoning	M-CG d44

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.