



1322 Ranchlands Way Calgary Alberta

\$399,000

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! (id:6769)

Bedroom 10.67 Ft x 9.33 Ft

Bedroom 8.50 Ft x 13.50 Ft

4pc Bathroom 7.33 Ft x 5.00 Ft

Recreational, Games room 14.83 Ft x 19.08 Ft

Furnace 5.50 Ft x 3.25 Ft

Laundry room 5.25 Ft x 6.42 Ft

Kitchen 8.17 Ft x 8.25 Ft

Dining room 14.83 Ft x 8.25 Ft

Family room 11.50 Ft x 20.75 Ft

Bedroom 8.58 Ft x 14.08 Ft

Listing Presented By:



Originally Listed by:
2% Realty



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