



15 Ranchridge Way Calgary Alberta

\$550,000

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 -- K to 12 -- 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 Crossing-- 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. (id:6769)

Bedroom 9.67 Ft x 13.25 Ft
Recreational, Games room 10.92 Ft x 13.25 Ft
Storage 4.58 Ft x 9.25 Ft
Furnace 7.00 Ft x 6.00 Ft
3pc Bathroom 9.58 Ft x 7.08 Ft
Bedroom 8.75 Ft x 13.83 Ft
Primary Bedroom 11.25 Ft x 13.83 Ft

Dining room 10.33 Ft x 11.17 Ft
Kitchen 9.92 Ft x 12.00 Ft
Living room 12.17 Ft x 23.58 Ft
3pc Bathroom 9.67 Ft x 6.17 Ft
Bedroom 9.67 Ft x 10.33 Ft
Family room 12.50 Ft x 19.42 Ft

Listing Presented By:



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eXp Realty

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