$395,000 - 47 Range Gardens Nw, Calgary

MLS® #A2200616

$395,000
3 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

WELL-MAINTAINED TOWNHOUSE | PRIVACY BACKYARD | FUNCTIONAL LAYOUT with LIVING ROOM FRONT, KITCHEN AT THE BACK | EAST FACING | BRAND NEW GE WASHER DRYER | SELLER WILL HAVE CREDIT TO BUYERS IN LIEU OF NEW APPLIANCES, FURNACE (STILL WORKING NORMALLY). Welcome to this townhome located at 47 Range Gardens NW in Calgary's desirable Ranchlands community. This home offers 3-bedroom, 1.5-bathroom townhouse with 1,100 sq ft of above grade plus finished basement. The property features an open concept layout with a spacious living area in front and a functional kitchen at the back. Upstairs, you'll find three good sized bedrooms and a full bathroom. The lower level includes a versatile rec room and laundry facilities. Some more extra storage space in the basement. Seller just have furnace and water tank cleaned. Enjoy outdoor living in your private backyard space. Situated in a prime location, this house is close to everything you need: bus and Train station are within 10mins walking, Crowfoot Crossing plaza is within walking distance providing plenty of groceries, cafe, restaurant, gas, shopping. Schools are 5 mins driving. Don't miss the chance to own this stunning townhome at one of the best community in Calgary.

Built in 1982

Essential Information

MLS® #	A2200616
Price	$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,120
Acres	0.04
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	47 Range Gardens Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2H1

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2025
Days on Market	53
Zoning	M-C1

Listing Details

Listing Office	CIR Realty

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