# $689,000 - 544 Ranchview Court Nw, Calgary

MLS® #A2214522

**$689,000**

4 Bedroom, 3.00 Bathroom, 1,174 sqft
Residential on 0.14 Acres

Ranchlands, Calgary, Alberta

Nestled on a generous lot in a peaceful cul-de-sac, this beautifully updated bungalow in the sought-after community of Ranchlands offers a perfect blend of comfort and convenience. With its prime location near parks, schools, and shopping, this home is ideal for families, a couple downsizing, investors, or those seeking a multi-generational living arrangement. Step inside to discover a bright and inviting living space featuring a cozy wood-burning fireplace with a built-in bookcase, adding warmth and character. The newly installed vinyl laminate flooring flows seamlessly throughout the main level, complementing the fresh paint and modern updates. The kitchen boasts stylish soft-close cabinetry, while the adjacent dining area offers a welcoming space for meals and gatherings. This level includes three generously sized bedrooms, including a primary suite with a walk-in closet and private half-bath. A 4 pc bathroom completes the main floor. The spacious lower level provides excellent versatility with a fourth bedroom, a full bathroom, and an expansive open-concept area perfect for recreation, den, entertainment, or the potential to add 3 bedrooms if desired. The potential second kitchen and separate entrance make this level ideal for rental potential, a B&B, or accommodating extended family. The laundry room is equipped with a sink, newer hot water tank, and a high-efficiency furnace, along with a large storage/workshop area and NO Poly-B in the

home. Enjoy a low-maintenance outdoor space with a composite deck surrounded by mature trees, a newly painted fence, and a peaceful, private backyardâ€”ideal for relaxation or pets. The property also features an oversized single attached garage, a wide driveway for two additional vehicles, and a convenient storage shed. Located within walking distance of Ranchlands Community Park, schools, and community amenities, this home offers easy access to Crowfoot Mall, the C-Train, restaurants, and places of worship. With numerous updates, including LED lighting, a new garage door and motor, and fresh exterior paint, this move-in-ready home is a fantastic opportunity. Donâ€™t miss your chance to own this charming bungalow in a prime locationâ€”schedule your viewing today!

Built in 1979

## Essential Information

| | |
|---|---|
| MLS® # | A2214522 |
| Price | $689,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,174 |
| Acres | 0.14 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 544 Ranchview Court Nw |
| Subdivision | Ranchlands |
| City | Calgary |

| | |
|---|---|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 1R6 |

## Amenities

| | |
|---|---|
| Parking Spaces | 2 |
| Parking | Driveway, Garage Faces Front, Oversized, Single Garage Attached |
| # of Garages | 1 |

## Interior

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|---|---|
| Interior Features | Bookcases, Central Vacuum, No Animal Home, No Smoking Home, Storage |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Cul-De-Sac, Irregular Lot, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | April 24th, 2025 |
| Days on Market | 7 |
| Zoning | R-CG |

## Listing Details

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|---|---|
| Listing Office | Greater Property Group |

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