

\$650,000 - 1260 Ranchview Road Nw, Calgary

MLS® #A2191233

\$650,000

3 Bedroom, 2.00 Bathroom, 1,742 sqft
Residential on 0.09 Acres

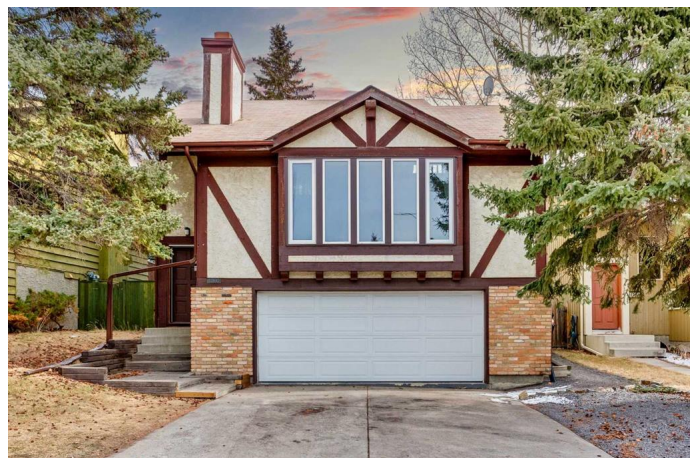
Ranchlands, Calgary, Alberta

BACKS ONTO GREEN SPACE & SCHOOL |
DOUBLE FRONT ATTACHED GARAGE | 3
BED 2 BATH | UPDATED WINDOWS

A rare find in the community of Ranchlands! This 3-bedroom, 2-bathroom home backs onto greenspace and a school, offering a perfect blend of privacy and convenience. The community has experienced significant growth as many homeowners have invested in renovations, and with its central location near the University of Calgary and downtown, this is the perfect neighborhood to invest in or move into.

Step inside to vaulted ceilings and a bright, open living space anchored by a wood-burning fireplace—a cozy spot for gathering. The kitchen features maple cabinetry, neutral-toned tiles, and a sliding door to the expansive back deck, where you can soak in the peaceful views while the kids play in the park. The main-floor primary suite boasts double closets and an ensuite with a soaker tub and separate shower, creating a true retreat. Upstairs, a versatile loft is ideal for a home office, playroom, or creative space, while two additional bedrooms and a full bath complete the level.

With a double front-attached garage, updated windows, and a prime location just 10 minutes from the University of Calgary and a quick commute downtown, this home offers both



lifestyle and investment potential. And when it's time for school, you won't need to rush—just step onto your deck and watch the kids make their way across the park.

Opportunities like this don't last long—book your showing today!

Built in 1981

Essential Information

MLS® #	A2191233
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,742
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1260 Ranchview Road Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1Y2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features Built-in Features, High Ceilings, See Remarks, Soaking Tub, Walk-In

	Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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