

# \$525,000 - 1107 Ranchview Road Nw, Calgary

MLS® #A2254742

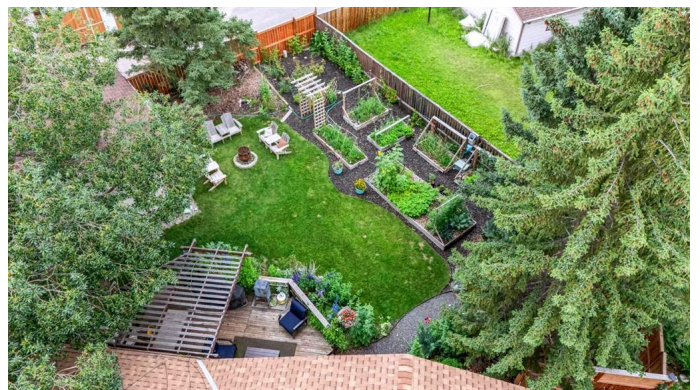
**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.19 Acres

Ranchlands, Calgary, Alberta

Welcome to your ideal FAMILY HOME on a QUIET, TREE-LINED STREET in established Ranchlands! This spacious BUNGALOW sits on a truly MASSIVE lot - 8,320 sq ft (773 m<sup>2</sup>) - more than DOUBLE the average duplex lot in the area (335 m<sup>2</sup>). That means endless room for gardening, entertaining & plenty of space for kids & pets to play. WHAT MAKES THIS HOME SPECIAL: 3 BEDROOMS + 3 FULL BATHROOMS | Oversized 22x20 DOUBLE GARAGE plus extra-long FRONT driveway for plenty of parking | New TRIPLE-PANE windows | Spacious REAR DECK with a beautifully landscaped backyard, plus a charming FRONT DECK overlooking the gorgeous, manicured front yard | Lower level with separate entrance, rec room, WET BAR, craft room/office & FULL BATHROOM. RANCHLANDS LIFESTYLE: Ranchlands offers the perfect balance of lifestyle & value. A premier NW community, known for its mature trees, pride of ownership & welcoming, family-friendly atmosphere. It offers the perfect balance of suburban tranquility & urban convenience. This consistently sought-after neighbourhood puts everything you need right at your doorstep: Crowfoot LRT station & Crowfoot Crossing shops, dining & services | EASY ACCESS TO MAJOR ROUTES including Stoney, Crowchild, John Laurie & Sarcee | Quick drive to University of Calgary, SAIT, hospitals & downtown | Walking paths, parks, playgrounds & off-leash dog areas throughout the area. PLENTY OF SCHOOLS:



W.O. Mitchell ~ K  6     H.D. Cartwright ~  
7  9     Robert Thirsk ~ 10  12      
St. Rita ~ K  6     St. Ambrose ~ K  9  
    St. Francis ~ 10  12     Yufeng  
Chinese ~ K  12. This home, set on a  
generous lot in a PRIME location, offers  
outstanding value for families seeking space,  
comfort & community.

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS   #        | A2254742               |
| Price          | \$525,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,163                  |
| Acres          | 0.19                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1107 Ranchview Road Nw |
| Subdivision | Ranchlands             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 1J5                |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                            |
| Parking        | Alley Access, Concrete Driveway, Double Garage Detached, Driveway,<br>Front Drive, Garage Faces Rear, Oversized, Parking Pad |
| # of Garages   | 2                                                                                                                            |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Bar, No Smoking Home, Separate Entrance, Vinyl Windows, Wet Bar          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Exterior Entry, Full, Partially Finished                                 |

## Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other, Private Entrance, Private Yard, Storage                                                                                    |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn, Level, Many Trees, Pie Shaped Lot, Treed |
| Roof              | Asphalt                                                                                                                                   |
| Construction      | Wood Frame                                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-CG                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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