

# \$569,900 - 8003 Ranchview Drive Nw, Calgary

MLS® #A2226134

**\$569,900**

4 Bedroom, 3.00 Bathroom, 1,092 sqft  
Residential on 0.07 Acres

Ranchlands, Calgary, Alberta

OPEN HOUSE SUNDAY! Renovated Bungalow in Ranchlands â€” Affordable, Stylish, and Move-In Ready. Pride of ownership is obvious - truly turn-key condition shows 10 out of 10! Very rare to find this affordable in the northwest in such great shape. Looking for a fresh start in a home thatâ€™s got both style and function? This renovated bungalow has you covered. Itâ€™s got everything you need without the sky-high price tag, making it the perfect spot for first-time buyers or anyone looking to downsize. The updated kitchen is a real standout, complete with granite countertops, stainless steel appliances, and an undermount sink, making meal prep a breeze. Plus, with 4 spacious bedrooms and 3 newly renovated bathrooms, youâ€™ll have plenty of room to spread out and relax. Other upgrades include knock-down ceilings throughout, modern laminate flooring, and trendy tile accents. In the basement, youâ€™ll find egress windows in both bedrooms, providing extra light and safety, plus a subflooring system that keeps things cozy and dry. The basementâ€™s been soundproofed for maximum peace and quietâ€”ideal for home offices, movie nights, or just chilling. Recent big-ticket updates mean you wonâ€™t have to worry about the essentials for years to come. A new roof went on in 2018, attic insulation was topped up in 2021, and a new furnace and central air conditioning system were installed in 2022 to keep things comfortable year-round. Plus, the



front bay and picture windows were replaced in 2025, giving the home a fresh, modern look from the outside. For those who love the outdoors, enjoy your no-maintenance deck (with two gas lines for BBQs and heat lamps) and off-street parking pad at the backâ€”room for up to three cars, no problem. With most of the electrical and plumbing updated, this house is as low-maintenance as it gets. The location is killerâ€”walking distance to Crowfoot Shopping Centre, YMCA, and the Public Library. Plus, quick access to Crowchild Trail, Stoney Trail, John Laurie Blvd, and Sarcee Trail, and bus stops in both directions. LRT stations nearby add extra convenience. This oneâ€™s got the looks, the updates, and the locationâ€”book your showing today and make it yours!

Built in 1979

**Essential Information**

MLS® #	A2226134
Price	\$569,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,092
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	8003 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3G 1S7

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Barbecue, Lighting, Private Entrance
Lot Description	Back Lane, Front Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
Days on Market	15
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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