

# \$425,000 - 417 Ranchview Court Nw, Calgary

MLS® #A2251264

## \$425,000

3 Bedroom, 3.00 Bathroom, 1,167 sqft  
Residential on 0.06 Acres

Ranchlands, Calgary, Alberta

Welcome to your opportunity to own an affordable 3-bedroom, 2.5-bathroom home with endless potential! Perfect for those looking for a fixer-upper, this property offers incredible value with a fully finished basement, a fully fenced backyard, and two off-street parking pads with a paved back lane—all with no condo fees.

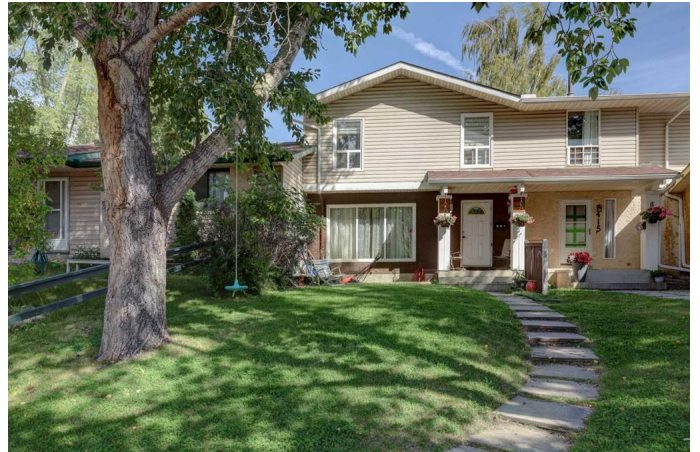
Inside, you'll find a spacious kitchen ready for your personal touch, and large windows throughout the home that flood the space with natural light. The primary bedroom is oversized, easily fitting a king-sized bed, while the finished basement provides extra living space for a family room, office, or gym.

Situated in a quiet cul-de-sac directly across from a playground, this home is ideal for families. Plus, it's conveniently located near schools, public transit, parks, and shopping malls. With some TLC, this home can truly shine—don't miss this chance to create the space you've been dreaming of!

Built in 1976

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2251264  |
| Price    | \$425,000 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,167         |
| Acres          | 0.06          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 417 Ranchview Court Nw |
| Subdivision | Ranchlands             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 1A7                |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 5                 |
| Zoning         | M-CG d75          |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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