# \$395,000 - 47 Range Gardens Nw, Calgary

MLS® #A2200616

### \$395,000

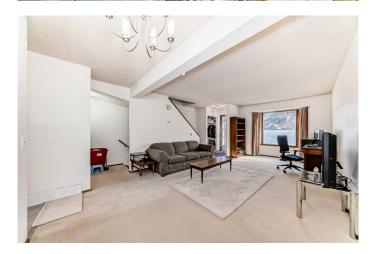
3 Bedroom, 2.00 Bathroom, 1,120 sqft Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

WELL-MAINTAINED TOWNHOUSE | PRIVACY BACKYARD | FUNCTIONAL LAYOUT with LIVING ROOM FRONT, KITCHEN AT THE BACK | EAST FACING. SELLER WILL HAVE CREDIT TO BUYERS IN LIEU OF NEW APPLIANCES, FURNACE (STILL WORKING NORMALLY). Welcome to this townhome located at 47 Range Gardens NW in Calgary's desirable Ranchlands community. This home offers 3-bedroom, 1.5-bathroom townhouse with 1,100 sq ft of above grade plus finished basement. The property features an open concept layout with a spacious living area in front and a functional kitchen at the back. Upstairs, you'll find three good sized bedrooms and a full bathroom. The lower level includes a versatile rec room and laundry facilities. Some more extra storage space in the basement. Seller just have furnace and water tank cleaned. Enjoy outdoor living in your private backyard space. Situated in a prime location, this house is close to everything you need: bus and Train station are within 10mins walking, Crowfoot Crossing plaza is within walking distance providing plenty of groceries, cafe, restaurant, gas, shopping. Schools are 5 mins driving. Don't miss the chance to own this stunning townhome at one of the best community in Calgary.







Built in 1982

#### **Essential Information**

MLS® # A2200616 Price \$395,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,120 Acres 0.04 Year Built 1982

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 47 Range Gardens Nw

Subdivision Ranchlands

City Calgary
County Calgary
Province Alberta
Postal Code T3G 2H1

#### **Amenities**

Amenities None

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 8th, 2025

Days on Market 34

Zoning M-C1

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.