

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

MLS® #A2254742

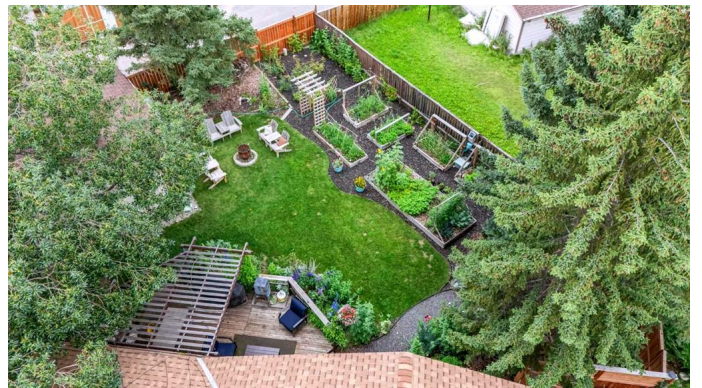
**\$525,000**

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&#160; H.D. Cartwright ~  
7&#9000 Robert Thirsk ~ 10&#12000  
St. Rita ~ K&#160; St. Ambrose ~ K&#9000  
&# St. Francis ~ 10&#12000 Yufeng  
Chinese ~ K&#12000. 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, 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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