

\$470,000 - 8 Ranchlands Crescent Nw, Calgary

MLS® #A2265157

\$470,000

3 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.12 Acres

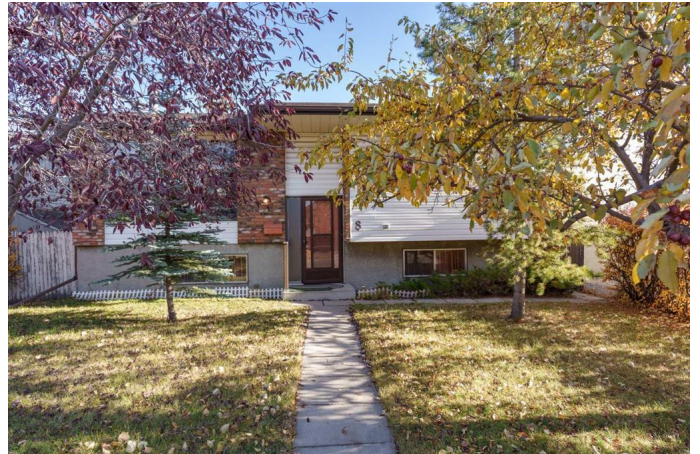
Ranchlands, Calgary, Alberta

Welcome to 8 Ranchlands Crescent NW! This well-loved home offers comfort, functionality, and great potential - with no houses behind and convenient alley access. The four year old roof adds peace of mind, while the newer laminate flooring in the living room brings a fresh touch. Enjoy cozy evenings by the gas fireplace or relax on the covered deck overlooking the treed yard. The main floor features two bedrooms, a full bathroom, a bright kitchen with white cabinetry and good storage. Laundry is conveniently located on the main floor as well. Downstairs, you'll find a third bedroom, a 3 piece bathroom, a spacious rec room, and a tinker/work area - perfect for hobbies or projects. This home has been well cared for over the years, and is ready for your personal touches. A great opportunity to update and make it your own while building equity in a mature, family-friendly community close to parks, schools, and amenities.

Built in 1978

Essential Information

MLS® #	A2265157
Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.12



Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	8 Ranchlands Crescent Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1N4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), No Neighbours Behind, See Remarks, Few Trees, Sloped
Roof	Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
-------------	--------------------

Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.