

\$550,000 - 15 Ranchridge Way Nw, Calgary

MLS® #A2229630

\$550,000

4 Bedroom, 2.00 Bathroom, 1,622 sqft

Residential on 0.09 Acres

Ranchlands, Calgary, Alberta

Welcome to a rare opportunity in Ranchlands, one of Calgary's most in-demand, fastest-appreciating neighbourhoods. This FULLY DETACHED 4-bed home with a DOUBLE ATTACHED GARAGE delivers unbeatable value for families, investors, or builders looking to enter the market with strength, and upside.

Why This Property Makes Sense (on Every Level):

Families: You're surrounded by schools " K to 12 " within a 5km radius. The C-Train is minutes away. Groceries, restaurants, daycare, gyms, clinics? All walkable. Instead of a townhome, you are getting a fully detached house with an attached double garage, backyard, 4 bedrooms, 2 bathrooms and lots of space to spread out.

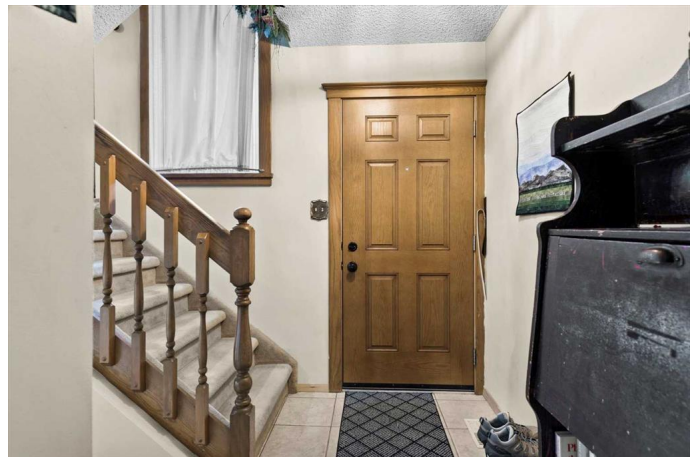
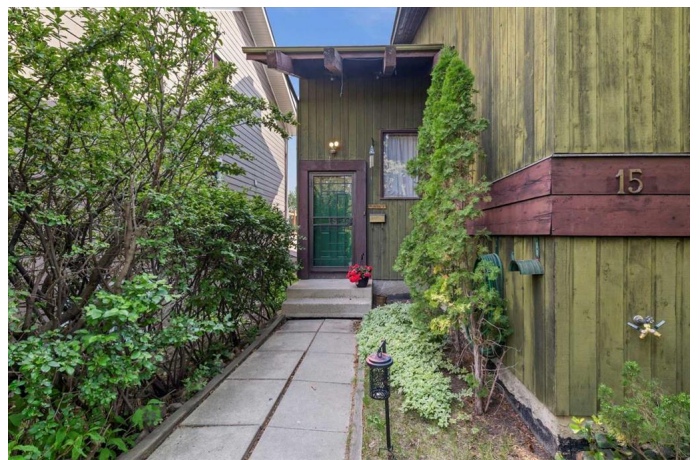
Investors/Builders: This is a well-maintained home with strong bones and incredible potential, ideal for a renovation project, conversion, or flip - you could get in below market with upside baked in.

Location Advantages:

Steps to Crowfoot Crossing's Co-op, Safeway, Starbucks, Cineplex, Joey's, The Keg, medical, banking, gyms and more Direct access to C-Train, University of Calgary, and major roadways

Strong community vibe with parks, off-leash areas, and family amenities

Live in it as-is, rent it out, or update it for serious equity gain. This is a strategic move in



one of Calgary's best neighborhood's.
Don't miss your chance to own a detached home in NW Calgary for the price of a townhome.
Book your showing today. Opportunities like this don't last in Ranchlands.

Built in 1981

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2229630 |
| Price | \$550,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,622 |
| Acres | 0.09 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 5 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 15 Ranchridge Way Nw |
| Subdivision | Ranchlands |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 1Z8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Beamed Ceilings, Central Vacuum, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s) |
|-------------------|---|

| | |
|-----------------|---|
| Appliances | Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|-------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Treed |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 5 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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