

# \$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 | 50              |
| Zoning         | M-C1            |

**Listing Details**

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

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