

# \$425,000 - 417 Ranchview Court Nw, Calgary

MLS® #A2251264

## \$425,000

3 Bedroom, 3.00 Bathroom, 1,167 sqft  
Residential on 0.06 Acres

Ranchlands, Calgary, Alberta

Welcome to your opportunity to own an affordable 3-bedroom, 2.5-bathroom home with endless potential! Perfect for those looking for a fixer-upper, this property offers incredible value with a fully finished basement, a fully fenced backyard, and two off-street parking pads with a paved back lane—all with no condo fees.

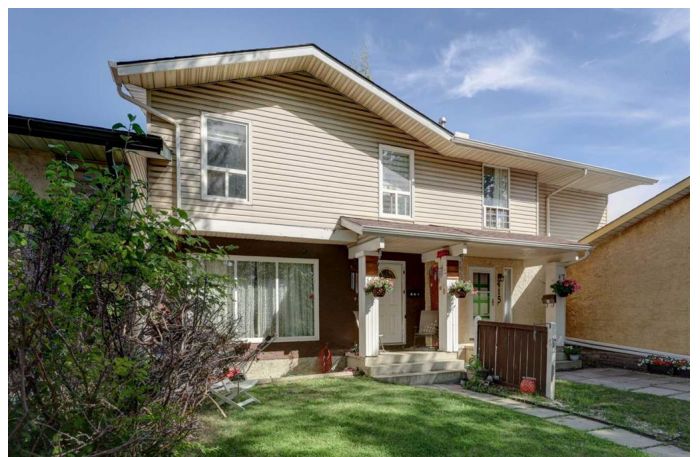
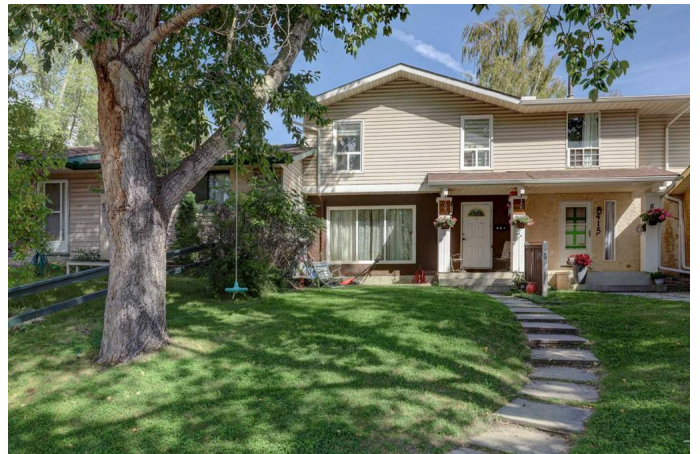
Inside, you'll find a spacious kitchen ready for your personal touch, and large windows throughout the home that flood the space with natural light. The primary bedroom is oversized, easily fitting a king-sized bed, while the finished basement provides extra living space for a family room, office, or gym.

Situated in a quiet cul-de-sac directly across from a playground, this home is ideal for families. Plus, it's conveniently located near schools, public transit, parks, and shopping malls. With some TLC, this home can truly shine—don't miss this chance to create the space you've been dreaming of!

Built in 1976

## Essential Information

MLS® #	A2251264
Price	\$425,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,167
Acres	0.06
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	417 Ranchview Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1A7

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 29th, 2025
Zoning	M-CG d75

## **Listing Details**

Listing Office	CIR Realty
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