

# \$439,900 - 74, 1190 Ranchview Road Nw, Calgary

MLS® #A2226129

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,493 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Bright and spacious END UNIT townhouse with a WALK-OUT basement, backing onto green space! This well-maintained home features newer luxury vinyl plank flooring in the kitchen and front entrance, a modernized kitchen with stainless steel appliances, and a large added storage closet for extra functionality. Enjoy meals in the generous dining area off the kitchen or the separate dining room for more formal gatherings. The living room is filled with natural light, with south-facing exposure and access to a private deck overlooking the green space. Upstairs, youâ€™ll find three bedrooms, all with newer closets, including a spacious primary suite with a walk-in closet and two additional closets, and a 4-piece bathroom with private access from the primary. The walk-out basement features a cozy family room with wood burning fireplace, currently being used as a fourth bedroom, and leads to a lower patio area. Recent updates include a newer hot water tank, spray foam insulation in the crawl space, new insulation in the attic, a new garage door, new front door, and a new fence. A fantastic home in a family-friendly community with thoughtful updates throughout!

Built in 1980

## Essential Information

MLS® # A2226129

Price \$439,900



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,493
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

### Community Information

Address	74, 1190 Ranchview Road Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1Y2

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Guest, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Mantle, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	21
Zoning	M-C1 d38

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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