

# \$398,000 - 47 Range Gardens Nw, Calgary

MLS® #A2200616

**\$398,000**

3 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

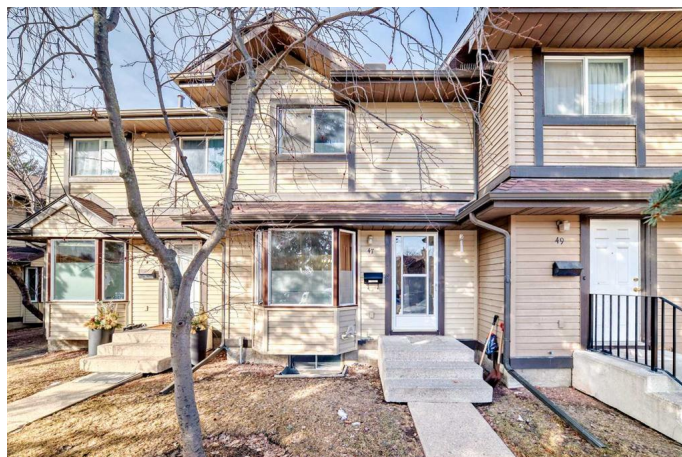
WELL-MAINTAINED TOWNHOUSE |  
PRIVACY BACKYARD | FUNCTIONAL  
LAYOUT with LIVING ROOM FRONT,  
KITCHEN AT THE BACK | EAST FACING.

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  | \$398,000 |



|                |               |
|----------------|---------------|
| 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 | 24              |
| Zoning         | M-C1            |

### **Listing Details**

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

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