

# \$599,000 - 139 Ranchridge Drive Nw, Calgary

MLS® #A2215637

## \$599,000

3 Bedroom, 2.00 Bathroom, 1,289 sqft

Residential on 0.09 Acres

Ranchlands, Calgary, Alberta

Great Ranchlands bungalow, ready to move in! The main level consists of nice hardwood flooring, bright front living room with cozy fireplace, dining room and updated eat-in kitchen with granite counters, electric cooktop and double ovens. 3 good sized bedrooms including the primary with double closets, a 4 piece and 3 piece bath. The unfinished basement is huge and ready for your custom design! Enjoy entertaining in the private backyard with mature trees, large exposed aggregate patio that faces east for sunny breakfasts and evening barbecues. Central A/C for cool comfort on those hot summer nights. Walking distance to parks, both public & separate schools, public library, Crowfoot YMCA and just minutes to the Crowfoot LRT and shopping centre! This one will not last. Call your favorite Realtor for your private viewing!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215637  |
| Price          | \$599,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,289     |
| Acres          | 0.09      |
| Year Built     | 1981      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 139 Ranchridge Drive Nw |
| Subdivision | Ranchlands              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 1W1                 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s)                                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Double Oven, Electric Cooktop |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | Central Air                                                                                                                  |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                                             |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 5             |

ZoningR-CG

Listing Details

Listing OfficeRE/MAX First

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