

\$550,000 - 15 Ranchridge Way Nw, Calgary

MLS® #A2229630

\$550,000

4 Bedroom, 2.00 Bathroom, 1,622 sqft

Residential on 0.09 Acres

Ranchlands, Calgary, Alberta

Welcome to a rare opportunity in Ranchlands, one of Calgary's most in-demand, fastest-appreciating neighbourhoods. This FULLY DETACHED 4-bed home with a DOUBLE ATTACHED GARAGE delivers unbeatable value for families, investors, or builders looking to enter the market with strength, and upside.

Why This Property Makes Sense (on Every Level):

Families: You're surrounded by schools " K to 12 " within a 5km radius. The C-Train is minutes away. Groceries, restaurants, daycare, gyms, clinics? All walkable. Instead of a townhome, you are getting a fully detached house with an attached double garage, backyard, 4 bedrooms, 2 bathrooms and lots of space to spread out.

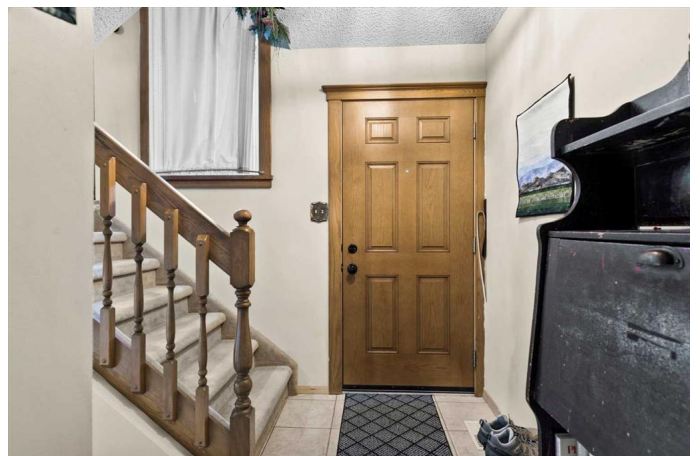
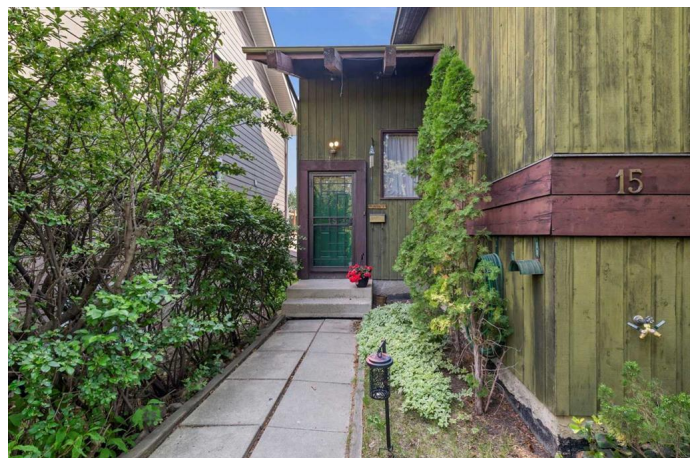
Investors/Builders: This is a well-maintained home with strong bones and incredible potential, ideal for a renovation project, conversion, or flip - you could get in below market with upside baked in.

Location Advantages:

Steps to Crowfoot Crossing's Co-op, Safeway, Starbucks, Cineplex, Joey's, The Keg, medical, banking, gyms and more Direct access to C-Train, University of Calgary, and major roadways

Strong community vibe with parks, off-leash areas, and family amenities

Live in it as-is, rent it out, or update it for serious equity gain. This is a strategic move in



one of Calgary's best neighborhood's.
Don't miss your chance to own a detached home in NW Calgary for the price of a townhome.
Book your showing today. Opportunities like this don't last in Ranchlands.

Built in 1981

Essential Information

MLS® #	A2229630
Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,622
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

Community Information

Address	15 Ranchridge Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1Z8

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Central Vacuum, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)
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Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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