

1426 Ranchlands Way NW
Calgary, Alberta

MLS # A2241068



\$424,900

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	977 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Vinyl Windows		

Inclusions: None

Welcome to Ranchlands – Where Value Meets Location! This charming 4-level split townhome offers the perfect blend of space, style, and convenience—all with NO condo fees. Featuring 3 bedrooms, 1 full bathroom, a dedicated dining area, and a spacious below-grade laundry zone, this home has been thoughtfully updated with renovated flooring, new light fixtures and fresh paint throughout, creating a modern and move-in-ready feel. Step into the bright main living area with vaulted ceilings, adding depth and natural light. Enjoy your morning coffee on the front deck or host summer BBQs in the fully fenced backyard with an additional back deck—a rare bonus in townhome living. Plus, your dedicated parking stall right out front adds everyday convenience. Situated in the well-established community of Ranchlands, you’re just minutes away from Crowfoot LRT, shopping, dining, schools, parks, and more. With quick access to Crowchild Trail and Stoney Trail, commuting is easy, and outdoor escapes like Nose Hill Park are within reach. Whether you're a first-time buyer, young family, or savvy investor, this property offers incredible value in one of Calgary's most connected NW communities. Don't miss your chance to own a townhome with no condo fees in a location that truly has it all!