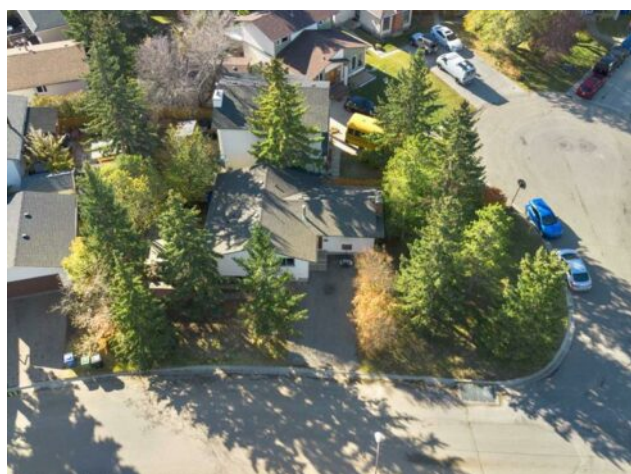


339 Ranchview Place NW  
Calgary, Alberta

MLS # A2266415



**\$499,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Ranchlands             |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,093 sq.ft.           | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad            |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Cul-De-Sac |               |                   |

|                    |                             |                   |      |
|--------------------|-----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                 |                   |      |

**Inclusions:** N/A

[OPRN HOUSE THIS SATURDAY, OCTOBER 25 FROM 1:30-3PM. HOPE TO SEE YOU THERE! ] Welcome to this charming 3-bedroom bungalow nestled on a LARGE CORNER LOT in a quiet cul-de-sac in the heart of Ranchlands. Surrounded by mature trees and lush greenery, this home offers a perfect blend of space, comfort, and convenience. The spacious living room features a cozy wood-burning fireplace, creating a warm and inviting atmosphere for family gatherings or quiet evenings in. The sunny, south-facing backyard provides ample outdoor space for gardening, play, or relaxation—ideal for families seeking more room for outdoor activities. Set in one of Northwest Calgary’s most established and family-friendly neighbourhoods, this home is close to schools, parks, and the many amenities of Crowfoot, including shopping, dining, and entertainment. Commuting is effortless with the nearby Crowfoot LRT and major bus routes, while Bowness Park is just minutes away for weekend strolls and outdoor adventures. Perfect for first-time buyers, growing families, or investors, this Ranchlands bungalow combines the charm of a mature community with the comfort and space of a true family home!