

# \$470,000 - 8 Ranchlands Crescent Nw, Calgary

MLS® #A2265157

**\$470,000**

3 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Welcome to 8 Ranchlands Crescent NW! This well-loved home offers comfort, functionality, and great potential - with no houses behind and convenient alley access. The four year old roof adds peace of mind, while the newer laminate flooring in the living room brings a fresh touch. Enjoy cozy evenings by the gas fireplace or relax on the covered deck overlooking the treed yard. The main floor features two bedrooms, a full bathroom, a bright kitchen with white cabinetry and good storage. Laundry is conveniently located on the main floor as well. Downstairs, you'll find a third bedroom, a 3 piece bathroom, a spacious rec room, and a tinker/work area - perfect for hobbies or projects. This home has been well cared for over the years, and is ready for your personal touches. A great opportunity to update and make it your own while building equity in a mature, family-friendly community close to parks, schools, and amenities.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265157  |
| Price          | \$470,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 915       |
| Acres          | 0.12      |



|            |             |
|------------|-------------|
| Year Built | 1978        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 8 Ranchlands Crescent Nw |
| Subdivision | Ranchlands               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 1N4                  |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks, Storage                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas, Living Room                                                    |
| Has Basement      | Yes                                                                 |
| Basement          | Full                                                                |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                            |
| Lot Description   | Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), No Neighbours Behind, See Remarks, Sloped |
| Roof              | Shingle                                                                                           |
| Construction      | Brick, Vinyl Siding                                                                               |
| Foundation        | Poured Concrete                                                                                   |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 23rd, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 7    |
| Zoning         | R-CG |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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