

417 Ranchview Court NW  
Calgary, Alberta

MLS # A2251264

\$425,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,167 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to your opportunity to own an affordable 3-bedroom, 2.5-bathroom home with endless potential! Perfect for those looking for a fixer-upper, this property offers incredible value with a fully finished basement, a fully fenced backyard, and two off-street parking pads with a paved back lane—all with no condo fees. Inside, you’ll find a spacious kitchen ready for your personal touch, and large windows throughout the home that flood the space with natural light. The primary bedroom is oversized, easily fitting a king-sized bed, while the finished basement provides extra living space for a family room, office, or gym. Situated in a quiet cul-de-sac directly across from a playground, this home is ideal for families. Plus, it’s conveniently located near schools, public transit, parks, and shopping malls. With some TLC, this home can truly shine—don’t miss this chance to create the space you’ve been dreaming of!