



**GRASSROOTS**  
REALTY GROUP

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**1426 Ranchlands Way NW**  
**Calgary, Alberta**

**MLS # A2241068**



**\$449,900**

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

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

**Inclusions:** None

Welcome to Ranchlands &ndash; Where Value Meets Location! This charming 4-level split townhome offers the perfect blend of space, style, and convenience&mdash;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&mdash;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&rsquo;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!