



GRASSROOTS
REALTY GROUP

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324 Ranchview Court NW
Calgary, Alberta

MLS # A2259623



\$399,900

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,176 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot		

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

Inclusions: Outdoor Storage Shed

Attention First-Time Home Buyers! Stop renting and take advantage of this fantastic opportunity to own a NO CONDO FEE townhome! This 3-bedroom property is the perfect starting point for your homeownership journey—with plenty of potential to build sweat equity and make it your own. Inside, you'll find a spacious main floor featuring a large kitchen and dining area with convenient access to the backyard. A pass-through opening to the living room allows for easy conversation while preparing meals. A 2-piece bathroom is also located near the front entrance for added convenience. Upstairs, the home offers three generously sized bedrooms and a full bathroom—perfect for a growing family. The backyard is ideal for outdoor living, with a cozy patio area, a handy storage shed, and a rear parking pad accessible from the paved back lane. Situated in a quiet cul-de-sac, this home enjoys excellent access to transit, parks, schools, and a variety of community amenities. Notable recent updates include new shingles in 2021 and a hot water tank installed in March 2025. With a bit of TLC, this home can truly shine. Don't miss out—contact your favorite agent today to schedule a private tour!