



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

339 Ranchview Place NW
Calgary, Alberta

MLS # A2266415



\$499,900

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

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