



**179 Ranchridge Drive NW  
Calgary, Alberta**

**MLS # A2295815**



**\$549,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Oversized, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Storage		

**Inclusions:** n/a

Discover the perfect blend of comfort and convenience in this charming 3-bedroom two-storey home. Offering 1,231 sq ft of functional living space, this property is an ideal match for first-time buyers or young families looking to plant roots in NW Calgary. The main floor is designed for daily life, leading out to a sizeable private backyard—perfect for weekend gardening or chasing the kids around. Upstairs, three well-appointed bedrooms provide a peaceful retreat. Kitchen features stainless appliances, with nice white cabinets. Large living room with wood burning fireplace. Location is everything here: you are steps away from local schools and playgrounds, and just a short drive to the extensive amenities of Crowfoot Crossing and the LRT. For the outdoor enthusiast, quick access to Nose Hill Park means endless weekend hiking and biking. Affordable, well-located, and ready for its next chapter—welcome home!