



**GRASSROOTS**  
REALTY GROUP

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**10 Ranchlands Place NW**  
**Calgary, Alberta**

**MLS # A2208864**



**\$429,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Ranchlands                                       |               |                   |
| <b>Type:</b>     | Residential/Four Plex                            |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,178 sq.ft.                                     | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                                      |               |                   |
| <b>Lot Size:</b> | 0.04 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Cul-De-Sac, Irregular Lot, Landscaped |               |                   |

|                    |                               |                   |      |
|--------------------|-------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, 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 |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                   |                   |      |

**Inclusions:** N/A

| No Condo Fees! | 3 BEDS | 1.5 BATHS | Convenient Location! | Welcome to this 2-storey townhome with no condo fees, tucked away on a quiet cul-de-sac in the community of Ranchlands! Step inside to a bright and inviting living space that leads into the open kitchen and dining area. A door off the dining area leads to the backyard, ideal for enjoying in the summer. A 2 piece bathroom completes the main level. Upstairs, you'll find three good-sized bedrooms and a 4-piece bathroom. The partially finished basement features a large rec room that's ready for your personal touch. Located close to schools, parks, shopping, and transit, this home offers great value in a fantastic location! Call your favourite agent to schedule a showing today!