

\$559,900 - 1204 Ranchlands Way Nw, Calgary

MLS® #A2231906

\$559,900

4 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.07 Acres

Ranchlands, Calgary, Alberta

Open House Sunday July 13 from 1-3pm. We hope you can make it! Move-In Ready Detached Bungalow on a Quiet Corner Lot â€” Under \$580,000!

Welcome to 1204 Ranchlands Way NW, a stylishly updated detached home in one of Calgaryâ€™s most established NW neighbourhoods. Tucked away on a quiet corner lot, this bungalow is perfect for first-time buyers, small families, or downsizers looking for comfort, space, and convenience â€” without the condo fees.

Step into a bright, open-concept main floor with large vinyl windows and an updated white kitchen featuring quartz countertops, stainless steel appliances, and seamless flow to the dining area.

Upstairs offers three well-sized bedrooms and a full 4-piece bathroom. Downstairs, enjoy a fully finished basement with a cozy rec room, bar area, home office/flex room, a 3-piece bath, laundry, and loads of storage.

Outside, relax in your private patio retreat, or explore nearby walking paths, tennis courts, and parks. The home also features off-street parking, a shed, and back lane access with room to add a double garage.

With transit, Crowfoot Shopping Centre, the YMCA, schools, and the CTrain all just



minutes away, this home offers unbeatable location and lifestyle – at a price point rarely seen for a detached home in Calgary’s NW.

Built in 1979

Essential Information

MLS® #	A2231906
Price	\$559,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	997
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1204 Ranchlands Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G1R1

Amenities

Parking Spaces	1
Parking	Off Street, Rear Drive, Stall
# of Garages	1

Interior

Interior Features	Bar, Ceiling Fan(s), Quartz Counters
Appliances	Bar Fridge, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	25
Zoning	M-CG d44

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.