



**113 Ranch Glen Place NW
Calgary, Alberta**

MLS # A2299007



\$480,000

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,010 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, On Street, Parking Pad, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

Welcome to this wonderfully updated side-by-side duplex located in the highly desirable NW community of Ranchlands. Known for its mature trees, family-friendly atmosphere, and unbeatable access to schools, parks, shopping, and major routes, this central location makes daily living incredibly convenient. This spacious home offers 2 bedrooms up and 2 bedrooms down, complete with an illegal suite. Step inside the main level and enjoy the warmth of new laminate flooring, a bright open layout, and a cozy wood-burning fireplace perfect for Calgary winters. The upstairs also includes a washer/dryer hookup in a bedroom closet, giving you the option to add a stacked laundry unit for added convenience on the main floor. In addition to the 2 good sized bedrooms on the lower level it offers a full bathroom, kitchen, laundry room and large windows for loads of natural light. Major upgrades provide peace of mind, including a NEW ROOF, FURNACE, HOT WATER TANK, and BACK DECK—ideal for outdoor dining or relaxing in your private, fenced yard. The exterior also includes two good-sized storage sheds and a fenced-in parking pad, offering both security and practicality. This is a fantastic opportunity to own a well-maintained, centrally located home in one of NW Calgary’s most established neighbourhoods. Whether you’re an investor, first-time buyer, or looking for flexible living options, this property delivers exceptional value.