



**37 Ranch Glen Drive NW
Calgary, Alberta**

MLS # A2299994

\$520,000



Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,383 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, None	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: None

Well planned attached fully developed 3 bedroom home across from a treed green space that is close to schools, public transportation and regional shopping. The home has just been refreshed with new paint, kitchen counter tops and some floors resurfaced. There is a long list of replaced items over the years, such as: High efficiency furnace in 2021, Hot water tank in 2024, New windows in 2014, 2 ply SBS Roof System on entire roof in 2016, Kitchen cabinets, fridge and stove in 2016, plus a new side deck with aluminum railing, eaves, down spouts plus much more. This home is move in ready and represents excellent value. More photos to follow.