



GRASSROOTS
REALTY GROUP

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1420 Ranchlands Road NW
Calgary, Alberta

MLS # A2308462



\$399,900

Division:	Ranchlands		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,211 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Lawn, Level		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Partial

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: none

Welcome to this fantastic opportunity in the highly sought-after community of Ranchlands! This 3-bedroom, 1.5-bathroom end-unit townhome (NO CONDO FEES) offers incredible potential for first-time buyers, renovators, or anyone looking to create their dream home. Situated on a mature lot, this property features a rare and spacious fenced yard—perfect for kids, pets, gardening, or simply enjoying your own private outdoor space. As an end unit, you’ll appreciate the added privacy, extra natural light, and quieter living environment. Inside, the home offers solid “good bones” with a functional layout, generous living spaces, and an attached single garage for convenience. While the home could benefit from some updating, it presents a blank canvas for those with vision—an ideal chance to build equity and customize to your personal style. Located in a prime, family-friendly neighborhood close to schools, parks, shopping, transit, and major routes, this is a smart investment in both lifestyle and future value. Don’t miss your chance to transform this well-located property into something truly special!