



121, 1190 Ranchview Road NW
Calgary, Alberta

MLS # A2322058



\$429,900

Division:	Ranchlands		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,381 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, No Back Lane, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 481
Basement:	Partial	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Storage, Vaulted Ceiling(s)		

Inclusions: mounted shelving in garage

First-time offered in over 35 years is this warm & inviting townhome here in the RANGLANDS COURT condo project, on a quiet street within walking distance to neighbourhood shopping & schools. This fully finished, split-level end unit enjoys 2 bedrooms & a well-lit loft...thanks to large windows on two sides, 2 full bathrooms, oak kitchen with white appliances, private backyard & a host of improvements including hot water tank, insulation & deck. This wonderful home has a fantastic cozy floorplan featuring a spacious living room with gas fireplace & access to the backyard & the pressure-treated deck…installed in 2018. The eat-in kitchen & dining room are perfect for both entertaining & family meals, with loads of oak cabinets & include a new (2023) Maytag fridge/freezer. Head on upstairs to the bright & open loft with vaulted ceilings…the ideal space for your home office or lounge. The primary bedroom has 3 closets (1 a walk-in) & its own private access into a full bathroom. Next to the loft is another great-sized bedroom with a big closet. The lower level has been finished & includes the laundry with a Samsung washer & dryer (new in 2018), & multi-purpose flex room…for your home gym, rec room, office or simply just for storage; there’s also a crawlspace for additional storage. Ample parking with a single car garage & front driveway pad. Updates over the past 10-15 years include Lennox high-efficiency 2-stage furnace (2014), Rheem double-element hot water tank (2021), gas insert for the living room fireplace (2017), attic insulation (2025) & new toilet in the 2nd bathroom (2019). Well-maintained carpets which are steam-cleaned regularly (most recent in April 2026). Visitor parking is just steps from your front door. Only a few minutes away are both St. Rita School & Ranchlands School, as well as the community centre, community

park, Ranchlands Plaza & bus stops. Monthly condo fees cover grass cutting, snow removal & water-sewer. As one of Northwest Calgary's mature family neighbourhoods, Ranchlands has a prime location surrounded by major roadways (Crowchild Trail, Nose Hill Drive, John Laurie Blvd & Sarcee Trail), providing easy access to Crowfoot Centre & LRT, Shane Homes & Melcor YMCAs, University of Calgary, retail centers, hospitals & quick commute to downtown.