



**GRASSROOTS**  
REALTY GROUP

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112, 1190 Ranchview Road NW  
Calgary, Alberta

MLS # A2326024



**\$399,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Enclosed, Front Drive, Garage Door Opener, Single Garage Attach		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 481
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d38
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** Wardrobe in Bedroom

Beautifully renovated 3-bedroom townhouse offering comfort, style, and convenience in a great location. This move-in-ready home features a spacious updated kitchen with quartz countertops, ample cabinetry, a bright breakfast nook with additional cabinetry, and a separate dining room, providing two distinct dining spaces for both everyday living and entertaining. The cozy living room features a wood-burning fireplace, creating the perfect space to relax and enjoy the winter months. Condo fees include snow removal, and the attached garage means no more scraping snow off your vehicle on cold mornings. Throughout the home, you'll find tastefully updated bathrooms, new paint, new carpet, and newer windows that improve energy efficiency and help reduce heating costs. The layout offers excellent function across multiple levels. The third level features the updated kitchen, breakfast nook, and dining room, along with a beautifully updated 3-piece bathroom with walk-in shower. The next level includes the second bedroom and the converted third bedroom. The top floor is dedicated to the spacious primary bedroom, complete with a large walk-in closet, while the 4-piece main bathroom with laundry is conveniently located next to the primary bedroom. Ideally located close to schools, shopping, and transit, this is an excellent opportunity to own a stylish, updated home at a great price.