

\$569,900 - 45 Ranch Glen Drive Nw, Calgary

MLS® #A2215809

\$569,900

3 Bedroom, 3.00 Bathroom, 1,834 sqft
Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

Step into comfort and character in this beautifully cared-for duplex nestled in the heart of Ranchlands. With no condo fees, and an unbeatable location just steps from schools, transit, and a serene greenspace right across the street, this home offers the perfect balance of convenience and tranquility. **EXTENSIVE UPDATES** including **NEW WINDOWS** and **EXTERIOR DOORS**!

As you enter, you'll be greeted by an abundance of space—starting with a bright and airy living room perfect for cozy evenings or entertaining friends. The formal dining room sets the stage for memorable dinners, while the adjacent family room, anchored by a stunning stone-clad wood-burning fireplace, creates a warm and inviting atmosphere to unwind. The kitchen flows seamlessly into this space, making it the heart of the home where conversations and meals come together effortlessly.

Upstairs, the master suite feels like your own private retreat. Imagine waking up to vaulted ceilings, stepping into your spacious walk-in closet, and enjoying morning coffee on your private balcony overlooking the lush greenspace. The three-piece ensuite ensures comfort, while two additional large bedrooms and a full four-piece bathroom provide ample room for family or guests.

The partly finished basement offers endless



potentialâ€”currently hosting laundry, a convenient two-piece bathroom, and plenty of storage. Whether you dream of a rec room, home office, or gym, this space is ready for your vision.

A double attached garage ensures your vehicles stay protected year-round, and with plenty of additional street parking, hosting gatherings is a breeze.

Beautifully UPGRADED with new siding, carpet, trim, and more. Donâ€™t miss this rare opportunity to own a home that combines space, location, and charm. Book your viewing todayâ€”homes like this donâ€™t come around often!

Built in 1981

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2215809 |
| Price | \$569,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,834 |
| Acres | 0.08 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 45 Ranch Glen Drive Nw |
| Subdivision | Ranchlands |
| City | Calgary |
| County | Calgary |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T3G 1T2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, High Ceilings, Laminate Counters, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning, Stone |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description | Back Yard, Front Yard, Lawn, Private, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

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|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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