

# \$659,900 - 544 Ranchview Court Nw, Calgary

MLS® #A2217950

**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.14 Acres

Ranchlands, Calgary, Alberta

\*\*\* OPEN HOUSE Sat 10 May 2025 2pm - 4pm \*\*\* Nestled on a generous lot in a peaceful cul-de-sac, this beautifully updated bungalow in the sought-after community of Ranchlands offers a perfect blend of comfort and convenience. With its prime location near parks, schools, and shopping, this home is ideal for families, a couple downsizing, investors, or those seeking a multi-generational living arrangement. Step inside to discover a bright and inviting living space featuring a cozy wood-burning fireplace with a built-in bookcase, adding warmth and character. The newly installed vinyl laminate flooring flows seamlessly throughout the main level, complementing the fresh paint and modern updates. The kitchen boasts stylish soft-close cabinetry, while the adjacent dining area offers a welcoming space for meals and gatherings. This level includes three generously sized bedrooms, including a primary suite with a walk-in closet and private half-bath. A 4 pc bathroom completes the main floor. The spacious lower level provides excellent versatility with a fourth bedroom, a full bathroom, and an expansive open-concept area perfect for recreation, den, entertainment, or the potential to add 3 bedrooms if desired. The potential second kitchen and separate entrance make this level ideal for rental potential, a B&B, or accommodating extended family. The laundry room is equipped with a sink, newer hot water tank, and a high-efficiency furnace, along with a large



storage/workshop area and NO Poly-B in the home. Enjoy a low-maintenance outdoor space with a composite deck surrounded by mature trees, a newly painted fence, and a peaceful, private backyard—ideal for relaxation or pets. The property also features an oversized single attached garage, a wide driveway for two additional vehicles, and a convenient storage shed. Located within walking distance of Ranchlands Community Park, schools, and community amenities, this home offers easy access to Crowfoot Mall, the C-Train, restaurants, and places of worship. With numerous updates, including LED lighting, a new garage door and motor, and fresh exterior paint, this move-in-ready home is a fantastic opportunity. Don't miss your chance to own this charming bungalow in a prime location—schedule your viewing today!

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217950    |
| Price          | \$659,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,174       |
| Acres          | 0.14        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 544 Ranchview Court Nw |
| Subdivision | Ranchlands             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3G 1R6 |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 2                                                               |
| Parking        | Driveway, Garage Faces Front, Oversized, Single Garage Attached |
| # of Garages   | 1                                                               |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, No Animal Home, No Smoking Home, Storage             |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Family Room, Wood Burning                                                       |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Yard                                               |
| Lot Description   | Back Yard, Cul-De-Sac, Irregular Lot, No Neighbours Behind |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame                                                 |
| Foundation        | Poured Concrete                                            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 6             |
| Zoning         | R-CG          |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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