

# \$439,990 - 23, 1012 Ranchlands Boulevard Nw, Calgary

MLS® #A2224346

**\$439,990**

3 Bedroom, 2.00 Bathroom, 1,373 sqft  
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

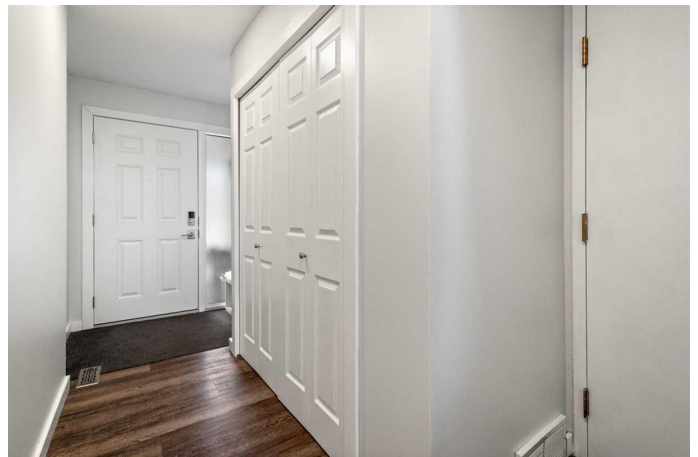
Welcome to this charming and meticulously maintained 5-level split townhouse in the sought-after Ranchlands Court community. Featuring 1,349 sq ft of thoughtfully designed living space, this rare find offers a perfect blend of comfort, functionality, and a serene setting for family living.

Step into the bright and airy living room, where a cozy fireplace and large windows frame the tranquil backyard views. The open-concept layout seamlessly flows into the dining and kitchen areas, creating a welcoming space for gatherings. The kitchen boasts green-painted cabinetry paired with warm wood countertops, stainless steel appliances, and a functional layout thatâ€™s perfect for daily living.

This home offers 3 spacious bedrooms and 2 full bathrooms, providing ample space for a growing family. The master bedroom features a private retreat feel, while the other bedrooms are well-appointed and bright.

The backyard is a true gem â€“ fully landscaped with vibrant flower beds, a charming patio, and lush green space that backs onto a private treed area, offering peace, privacy, and the perfect spot for kids to play or for you to relax with a coffee.

Additional highlights include: Single attached garage for convenience, Modern updates throughout, Beautiful garden landscaping with



planters and stone features, Ideal location close to parks, shopping, schools, C-Train and amenities

Donâ€™t miss the chance to own this exceptional home in a family-friendly neighborhood. Schedule your private showing today and experience the warmth and charm of this Ranchlands Court townhouse!

Built in 1980

**Essential Information**

MLS® #	A2224346
Price	\$439,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,373
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

**Community Information**

Address	23, 1012 Ranchlands Boulevard Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1Y1

**Amenities**

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 24th, 2025
Days on Market	13
Zoning	M-C1

## Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.