

\$525,000 - 1107 Ranchview Road Nw, Calgary

MLS® #A2254742

\$525,000

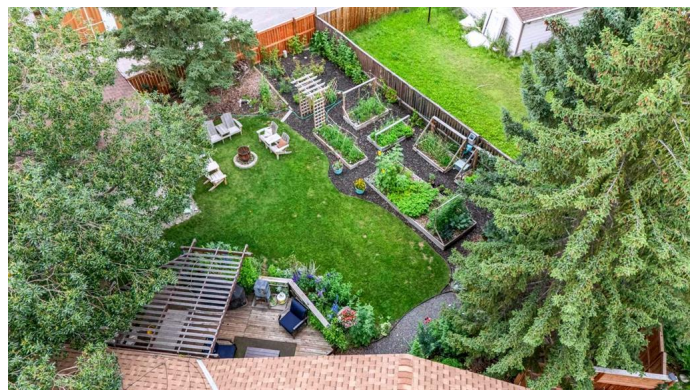
3 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.19 Acres

Ranchlands, Calgary, Alberta

*** OPEN HOUSE Sept 13th ~ 1-4pm ***

Welcome to your ideal FAMILY HOME on a QUIET, TREE-LINED STREET in established Ranchlands! This spacious BUNGALOW sits on a truly MASSIVE lot - 8,320 sq ft (773 m²) - more than DOUBLE the average duplex lot in the area (335 m²). That means endless room for gardening, entertaining & plenty of space for kids & pets to play. WHAT MAKES THIS HOME SPECIAL: 3 BEDROOMS + 3 FULL BATHROOMS | Oversized 22x20 DOUBLE GARAGE plus extra-long FRONT driveway for plenty of parking | New TRIPLE-PANE windows | Spacious REAR DECK with a beautifully landscaped backyard, plus a charming FRONT DECK overlooking the gorgeous, manicured front yard | Lower level with separate entrance, rec room, WET BAR, craft room/office & FULL BATHROOM. RANCHLANDS LIFESTYLE: Ranchlands offers the perfect balance of lifestyle & value. A premier NW community, known for its mature trees, pride of ownership & welcoming, family-friendly atmosphere. It offers the perfect balance of suburban tranquility & urban convenience. This consistently sought-after neighbourhood puts everything you need right at your doorstep: Crowfoot LRT station & Crowfoot Crossing shops, dining & services | EASY ACCESS TO MAJOR ROUTES including Stoney, Crowchild, John Laurie & Sarccee | Quick drive to University of Calgary, SAIT, hospitals & downtown | Walking paths, parks, playgrounds & off-leash dog areas



throughout the area. PLENTY OF SCHOOLS:
W.O. Mitchell ~ K  6     H.D. Cartwright ~
7  9     Robert Thirsk ~ 10  12    
St. Rita ~ K  6     St. Ambrose ~ K  9
    St. Francis ~ 10  12     Yufeng
Chinese ~ K  12. This home, set on a
generous lot in a PRIME location, offers
outstanding value for families seeking space,
comfort & community.

Built in 1977

Essential Information

MLS� #	A2254742
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,163
Acres	0.19
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	1107 Ranchview Road Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1J5

Amenities

Parking Spaces	5
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage Faces Rear, Oversized, Parking Pad
# of Garages	2

Interior

Interior Features	Bar, No Smoking Home, Separate Entrance, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Garden, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn, Level, Many Trees, Pie Shaped Lot, Treed
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

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.