

15 Ranchridge Way NW
Calgary, Alberta

MLS # A2229630



\$550,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,622 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: na

Welcome to a rare opportunity in Ranchlands, one of Calgary's most in-demand, fastest-appreciating neighbourhoods. This FULLY DETACHED 4-bed home with a DOUBLE ATTACHED GARAGE delivers unbeatable value for families, investors, or builders looking to enter the market with strength, and upside. Why This Property Makes Sense (on Every Level): Families: You're surrounded by schools — K to 12 — within a 5km radius. The C-Train is minutes away. Groceries, restaurants, daycare, gyms, clinics? All walkable. Instead of a townhome, you are getting a fully detached house with an attached double garage, backyard, 4 bedrooms, 2 bathrooms and lots of space to spread out. Investors/Builders: This is a well-maintained home with strong bones and incredible potential, ideal for a renovation project, conversion, or flip - you could get in below market with upside baked in. Location Advantages: Steps to Crowfoot Crossing— Co-op, Safeway, Starbucks, Cineplex, Joey's, The Keg, medical, banking, gyms and more Direct access to C-Train, University of Calgary, and major roadways Strong community vibe with parks, off-leash areas, and family amenities Live in it as-is, rent it out, or update it for serious equity gain. This is a strategic move in one of Calgary's best neighborhood's. Don't miss your chance to own a detached home in NW Calgary for the price of a townhome. Book your showing today. Opportunities like this don't last in Ranchlands.