

# \$399,900 - 324 Ranchview Court Nw, Calgary

MLS® #A2259623

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,176 sqft  
Residential on 0.06 Acres

Ranchlands, Calgary, Alberta

Attention First-Time Home Buyers!  
Stop renting and take advantage of this fantastic opportunity to own a NO CONDO FEE townhome! This 3-bedroom property is the perfect starting point for your homeownership journey—with plenty of potential to build sweat equity and make it your own.

Inside, you'll find a spacious main floor featuring a large kitchen and dining area with convenient access to the backyard. A pass-through opening to the living room allows for easy conversation while preparing meals. A 2-piece bathroom is also located near the front entrance for added convenience.

Upstairs, the home offers three generously sized bedrooms and a full bathroom—perfect for a growing family.

The backyard is ideal for outdoor living, with a cozy patio area, a handy storage shed, and a rear parking pad accessible from the paved back lane.

Situated in a quiet cul-de-sac, this home enjoys excellent access to transit, parks, schools, and a variety of community amenities. Notable recent updates include new shingles in 2021 and a hot water tank installed in March 2025.

With a bit of TLC, this home can truly shine.



Don't miss out"contact your favorite agent today to schedule a private tour!

Built in 1976

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2259623      |
| Price          | \$399,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,176         |
| Acres          | 0.06          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 324 Ranchview Court Nw |
| Subdivision | Ranchlands             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 1A6                |

Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Cul-De-Sac, Irregular Lot  
Roof                      Asphalt Shingle  
Construction          Stucco, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 24th, 2025  
Days on Market        2  
Zoning                    M-CG d75

**Listing Details**

Listing Office            CIR Realty

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