

49 Range Gardens NW
Calgary, Alberta

MLS # A2291674



\$355,000

Division:	Ranchlands		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,158 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Off Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 490
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: none

Presenting 49 Range Gardens NW, a well-maintained end-unit townhouse in the sought-after community of Ranchlands. Located in a mature, beautifully maintained complex surrounded by established trees, this property offers both privacy and convenience with an abundance of nearby amenities. The home features a semi-private west-facing backyard, perfect for enjoying warm summer evenings and plenty of afternoon sun. Step inside to a well-designed floor plan with a comfortable and functional layout. The main floor includes a convenient two-piece guest bathroom, a bright kitchen with dining nook, and a spacious living room ideal for relaxing or entertaining. From the living area, step directly out to the backyard where mature evergreen trees enhance the sense of privacy and create a peaceful outdoor setting. Upstairs, you’ll find a large primary bedroom, two well-sized secondary bedrooms, and a full four-piece bathroom, providing comfortable space for families or roommates alike. The basement adds valuable additional living space, large enough to accommodate a pool table, recreation room, home theatre, or gym area depending on your needs. A generous storage area further enhances the functionality of the home. The property is ideally situated within the complex close to visitor parking, making it convenient for guests, and near the garbage enclosure for everyday ease. Ranchlands is a well-established northwest Calgary community known for its proximity to excellent schools, parks, and pathways. Residents also enjoy quick access to the Crowfoot shopping district, offering grocery stores, restaurants, cafes, retail shopping, the Crowfoot YMCA, library, and the Crowfoot LRT station A fantastic turnkey opportunity for investors, this property is currently tenant-occupied with a long-term tenant already in place.