

**113 Ranch Glen Place NW**  
**Calgary, Alberta**

**MLS # A2299007**



**\$480,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, On Street, Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** n/a

Welcome to this wonderfully updated side-by-side duplex located in the highly desirable NW community of Ranchlands. Known for its mature trees, family-friendly atmosphere, and unbeatable access to schools, parks, shopping, and major routes, this central location makes daily living incredibly convenient. This spacious home offers 2 bedrooms up and 2 bedrooms down, complete with an illegal suite. Step inside the main level and enjoy the warmth of new laminate flooring, a bright open layout, and a cozy wood-burning fireplace perfect for Calgary winters. The upstairs also includes a washer/dryer hookup in a bedroom closet, giving you the option to add a stacked laundry unit for added convenience on the main floor. In addition to the 2 good sized bedrooms on the lower level it offers a full bathroom, kitchen, laundry room and large windows for loads of natural light. Major upgrades provide peace of mind, including a NEW ROOF, FURNACE, HOT WATER TANK, and BACK DECK—ideal for outdoor dining or relaxing in your private, fenced yard. The exterior also includes two good-sized storage sheds and a fenced-in parking pad, offering both security and practicality. This is a fantastic opportunity to own a well-maintained, centrally located home in one of NW Calgary’s most established neighbourhoods. Whether you’re an investor, first-time buyer, or looking for flexible living options, this property delivers exceptional value.