

\$539,900 - 741 Ranchview Circle Nw, Calgary

MLS® #A2241159

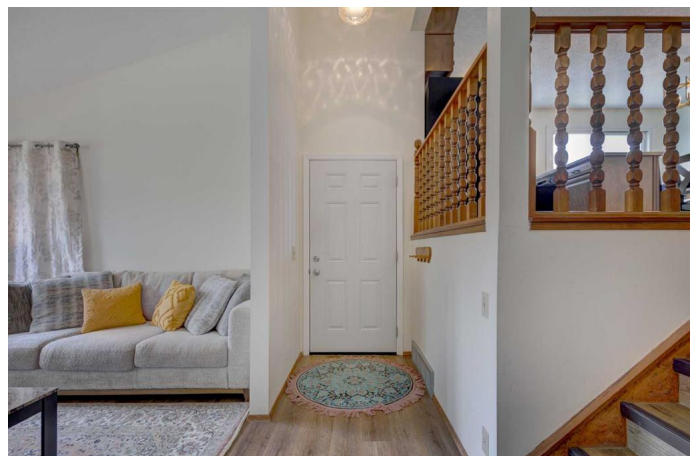
\$539,900

3 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Great Investment opportunity with 30K reduction in price. Welcome to This Beautifully Upgraded Home with HIGH CIELINGS and a SEPARATE ENTRY! This charming and spacious home offers 3 bedrooms, 2 bathrooms, an ATTACHED GARAGE, and a wide range of recent upgrades that make it move-in ready which include: Fully renovated bathrooms with new vanities, toilets, and flooring (2025), New vinyl flooring plus new underlay in the living room and new vinyl in the kitchen(2023), New windows and sliding doors to the balcony (2023), Fresh paint throughout (2023), New dishwasher (2023), New carpet in all 3 bedrooms and basement (2023), Furnace replaced in 2008, Step into the bright and airy living room, featuring high ceilings, large windows that fills the space with natural light, and a beautifully appointed gas fireplace is perfect for cozy evenings. The functional layout includes a generous dining area with sliding doors that open to a lovely balcony, ideal for morning coffee or summer BBQs. The kitchen is bright and functional, connected to the dining space. The upper level offers two spacious bedrooms, both includes a king-size bed. The fully developed basement includes a third bedroom (currently used as a guest room and office), a large family room, a 2-piece bathroom, and a furnace/laundry room with ample storage. There's even a handy laundry chute from the upper level is adding a fun and functional touch! Recent Additional features include plenty of closet space, an extra-wide



single garage, and a large landscaped backyard with a mature tree. There's back alley access with paved asphalt, a fully fenced yard, and the potential to build a double detached garage and create a suite in the basement with the city approval, Located on a quiet street. This home is within walking distance to CROWFOOT CTRAIN STATION, schools, parks, shopping centers, restaurants, 7/11, banks, and all other essential amenities. Don't miss out on this fantastic opportunity to own a beautiful family home in a prime location!

Built in 1978

Essential Information

MLS® #	A2241159
Price	\$539,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	893
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	741 Ranchview Circle Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G1A9

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Private, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	25
Zoning	R-CG

Listing Details

Listing Office	First Place Realty
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