

\$470,000 - 8 Ranchlands Crescent Nw, Calgary

MLS® #A2265157

\$470,000

3 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Welcome to 8 Ranchlands Crescent NW! This well-loved home offers comfort, functionality, and great potential - with no houses behind and convenient alley access. The four year old roof adds peace of mind, while the newer laminate flooring in the living room brings a fresh touch. Enjoy cozy evenings by the gas fireplace or relax on the covered deck overlooking the treed yard. The main floor features two bedrooms, a full bathroom, a bright kitchen with white cabinetry and good storage. Laundry is conveniently located on the main floor as well. Downstairs, you'll find a third bedroom, a 3 piece bathroom, a spacious rec room, and a tinker/work area - perfect for hobbies or projects. This home has been well cared for over the years, and is ready for your personal touches. A great opportunity to update and make it your own while building equity in a mature, family-friendly community close to parks, schools, and amenities.

Built in 1978

Essential Information

MLS® #	A2265157
Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.12



Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	8 Ranchlands Crescent Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1N4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), No Neighbours Behind, See Remarks, Sloped
Roof	Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
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Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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