

# \$472,900 - 7009 Ranchero Road Nw, Calgary

MLS® #A2216310

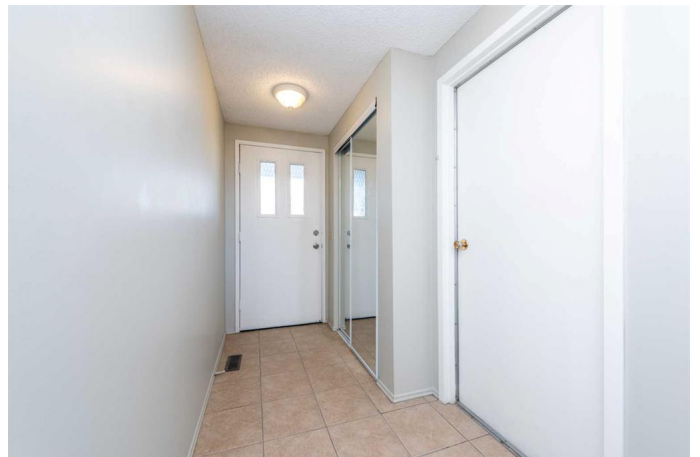
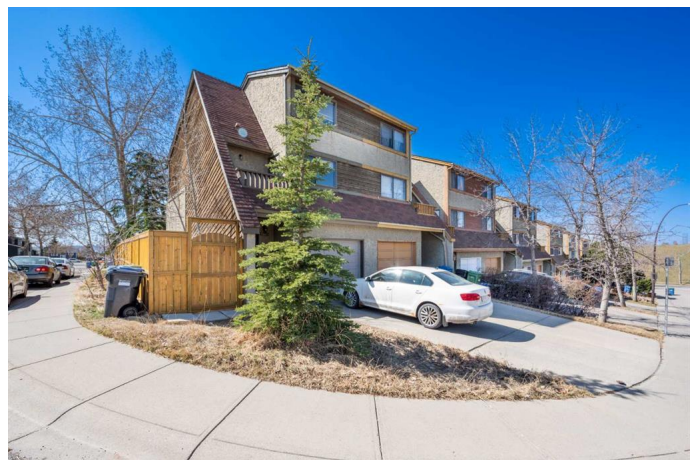
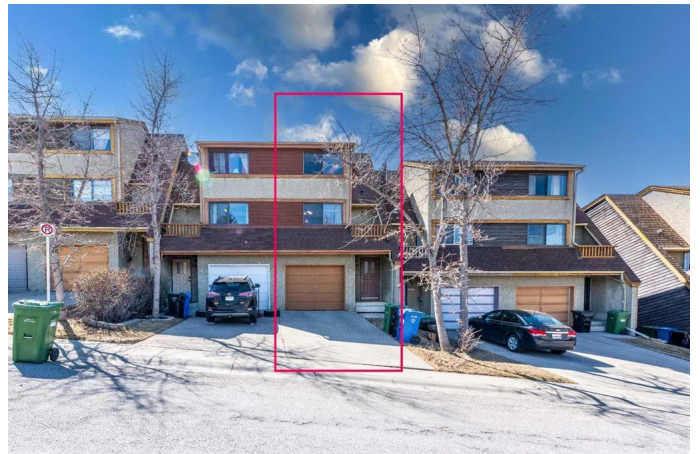
**\$472,900**

3 Bedroom, 2.00 Bathroom, 1,284 sqft

Residential on 0.04 Acres

Ranchlands, Calgary, Alberta

OPEN HOUSE: May 3rd and 4th 2 pm to 4 pm. | NO CONDO FEE | 3 BEDROOMS | Total 2 BATHROOMS | WELL MAINTAINED 5-LEVEL SPLIT TOWNHOUSE with ATTACHED GARAGE | The 2nd level includes a spacious living room with hardwood floors, leading to a deck with a bench and views of the large green fenced backyard. On the 3rd level, you'll find a bright kitchen with plenty of storage, a dining nook leading to a patio with a beautiful view of Ranchero Park, and a two-piece bathroom. The 4th level includes two spacious bedrooms for the family or guests. The 5th level boasts a spacious primary bedroom with ample closets (linen + storage) and a four-piece bathroom. The basement features a laundry area with extra storage space and a separate entrance to the rear yard, adding convenience and practicality. Located just steps from schools, playgrounds, and public transit (10-minute bus ride to Crowfoot/Dalhousie LRT) with easy access to Crowfoot Centre, restaurants, and major roadways. Homes like this are rare – secure your private viewing before it's gone!



Built in 1977

## Essential Information

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Price \$472,900

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,284         |
| Acres          | 0.04          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7009 Ranchero Road Nw |
| Subdivision | Ranchlands            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 1J6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                        |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                                   |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Walk-Out                                         |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard             |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Post & Beam |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 3                |
| Zoning         | M-CG             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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