

# \$619,900 - 39 Ranchridge Crescent, Calgary

MLS® #A2196768

**\$619,900**

5 Bedroom, 3.00 Bathroom, 1,196 sqft  
Residential on 0.10 Acres

Ranchlands, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday, Mar. 15th 12-2pm and Sunday, Mar. 16th 1-3pm \*\*** Charming & Updated 4-Level Split in Ranchlands! Nestled in the heart of this family-friendly community, this 5-bedroom, 3-bathroom detached home offers over 2,000 sq ft of living space, providing the perfect combination of character, comfort, and modern updates. Recently freshly painted with newly updated flooring and an upgraded kitchen, this home is move-in ready! The functional 4-level split layout provides a bright and open feel, offering ample space for families, entertaining, or multi-generational living. The cozy living areas and spacious bedrooms ensure comfort for everyone.

Enjoy the convenience of being close to schools, beautiful parks, the train station, and major roadways, making commuting and daily errands a breeze. The private backyard offers a great space for relaxation or entertaining. Whether you're a growing family or looking for a well-located investment, this home is a fantastic opportunity. Don't miss out—schedule your showing today!

Built in 1980

## Essential Information

MLS® #	A2196768
Price	\$619,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,196
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	39 Ranchridge Crescent
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1T7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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