

# \$595,000 - 27 Ranchlands Crescent Nw, Calgary

MLS® #A2202549

## \$595,000

5 Bedroom, 3.00 Bathroom, 996 sqft  
Residential on 0.10 Acres

Ranchlands, Calgary, Alberta

Take a good look at this 5 bedroom 2.5 bathroom Bungalow with a Total of 1,959.22 Sq.Ft in Ranchlands. This well cared for and reno'd home is located on a large lot and has the new Zoning R-CG. Great open floor plan, recent new windows, fairly new hot water tank and roof, and the outside stucco and woodwork was painted last year. Lots of natural light and a kitchen with he small movable centre island, stainless steel appliances and breakfast bar. Three good sized bedrooms on the main with the primary bedroom having its own sliding barn door 2pc washroom. The Basement recreation room is a good size with 2 bedrooms, a kitchenette 4pc bathroom and a free standing wood fireplace.(see private remarks). Ranchlands is a great family community, close to schools, with lots of shopping and amenities etc with Crowfoot right on its doorstep, AND close to the LRT station. Great access to major roads and Downtown and 16th/Highway 1 for the mountains!

Built in 1979

## Essential Information

MLS® #	A2202549
Price	\$595,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	996
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	27 Ranchlands Crescent Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5J4

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Stall

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 14th, 2025

Days on Market 19

Zoning R-CG

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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