

# \$550,000 - 15 Ranchridge Way Nw, Calgary

MLS® #A2229630

## \$550,000

4 Bedroom, 2.00 Bathroom, 1,622 sqft

Residential on 0.09 Acres

Ranchlands, Calgary, Alberta

Welcome to a rare opportunity in Ranchlands, one of Calgary's most in-demand, fastest-appreciating neighbourhoods. This FULLY DETACHED 4-bed home with a DOUBLE ATTACHED GARAGE delivers unbeatable value for families, investors, or builders looking to enter the market with strength, and upside.

Why This Property Makes Sense (on Every Level):

Families: You're surrounded by schools " K to 12 " within a 5km radius. The C-Train is minutes away. Groceries, restaurants, daycare, gyms, clinics? All walkable. Instead of a townhome, you are getting a fully detached house with an attached double garage, backyard, 4 bedrooms, 2 bathrooms and lots of space to spread out.

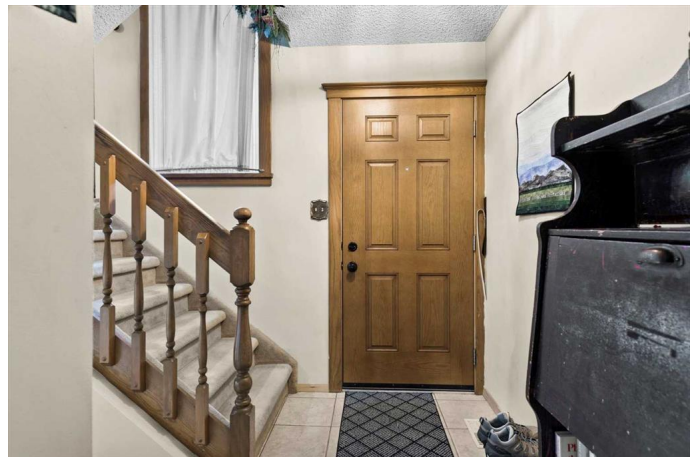
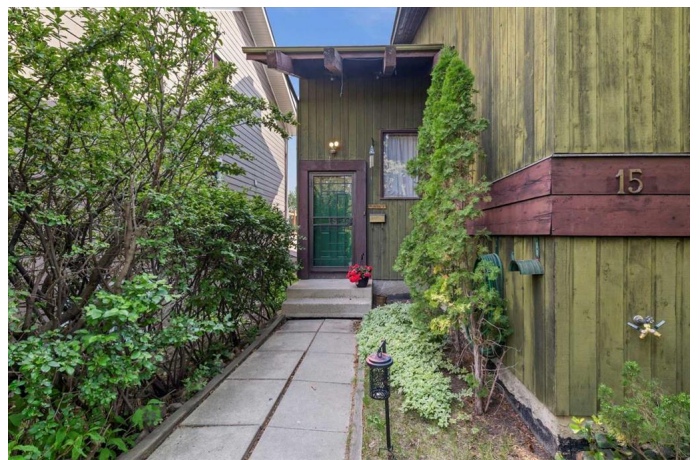
Investors/Builders: This is a well-maintained home with strong bones and incredible potential, ideal for a renovation project, conversion, or flip - you could get in below market with upside baked in.

Location Advantages:

Steps to Crowfoot Crossing's Co-op, Safeway, Starbucks, Cineplex, Joey's, The Keg, medical, banking, gyms and more Direct access to C-Train, University of Calgary, and major roadways

Strong community vibe with parks, off-leash areas, and family amenities

Live in it as-is, rent it out, or update it for serious equity gain. This is a strategic move in



one of Calgary's best neighborhood's.  
Don't miss your chance to own a detached home in NW Calgary for the price of a townhome.  
Book your showing today. Opportunities like this don't last in Ranchlands.

Built in 1981

**Essential Information**

MLS® #	A2229630
Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,622
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

**Community Information**

Address	15 Ranchridge Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1Z8

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Beamed Ceilings, Central Vacuum, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)
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Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

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

## Additional Information

Date Listed	June 12th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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