

103 Ranch Glen Place NW
Calgary, Alberta

MLS # A2172057



\$469,900

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	2 Storey, Up/Down		
Size:	1,073 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this charming two-storey home, perfectly situated in a quiet cul-de-sac in a highly sought-after neighborhood. With pride of ownership evident throughout, this well-maintained property is move-in ready and offers an array of updates for peace of mind. Featuring three bright bedrooms, a developed basement with rough-in plumbing for a future bathroom, and an oversized single detached garage (20' x 16'), this home provides ample living space for a growing family or those looking to downsize. The generous-sized yard, complete with a brand-new north fence and east/west gates (2023), is perfect for outdoor activities. Property features vinyl windows and several key upgrades: a new furnace (2016), air conditioning (2018), and a hot water tank replaced about 10 years ago. You'll also enjoy a new washing machine (2023), stove, and dishwasher (2024). The south-facing half of the roof has been re-shingled in 2019, ensuring longevity. Located within walking distance to an LRT station, transit, shopping, schools, and all essential amenities, this home is ideal for first-time buyers, young families, or retirees. Plus, with no condo fees, it's an affordable and attractive option in a fantastic location. Don't miss out on this wonderful opportunity!