

# \$549,900 - 539 Ranchview Place Nw, Calgary

MLS® #A2248491

**\$549,900**

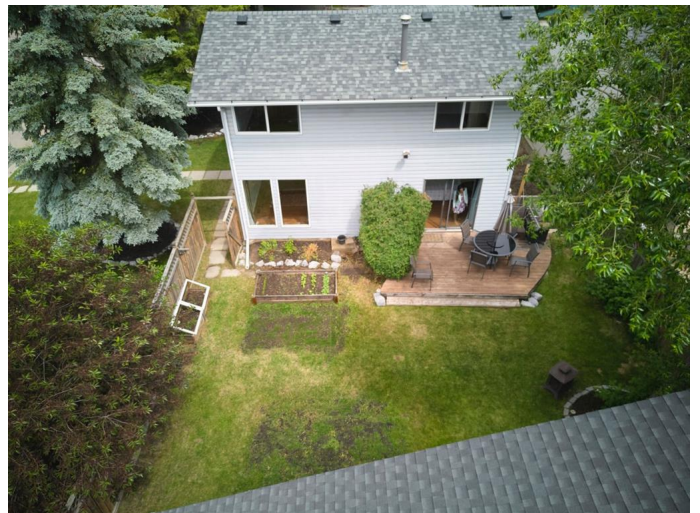
4 Bedroom, 2.00 Bathroom, 1,368 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

This FANTASTIC home in sought-after Ranchlands is located on a large CORNER lot! Complete with a FENCED yard and an OVERSIZED HEATED DOUBLE ATTACHED GARAGE with 240V and RV parking. The large CORNER lot offers plenty of parking. Freshly painted throughout with NEW CARPET and VINYL PLANK upstairs. The main floor features an OPEN LAYOUT and lots of WINDOWS allowing for plenty of NATURAL LIGHT to flow through. The SPACIOUS KITCHEN comes with STAINLESS STEEL APPLIANCES, an ISLAND, and plenty of CABINETS with SOFT-CLOSE mechanisms, ample COUNTER SPACE, and an ADJACENT DINING AREA. PATIO DOORS lead to your DECK and MASSIVE BACKYARD. The LARGE LIVING ROOM will accommodate plenty of furniture. There is also a MAIN FLOOR BATHROOM. Upstairs, there are 3 BEDROOMS including a LARGE PRIMARY and a FULL BATHROOM. There is potential to add a second bathroom from the closet in the primary bedroom. The BASEMENT is FINISHED with a LARGE LIVING ROOM, an ADDITIONAL BEDROOM/DEN, and AMPLE STORAGE. NEW ROOF in 2023 and HOT WATER TANK in 2021. Excellent location on a QUIET STREET close to PARKS, SCHOOLS, SHOPPING, and with EASY ACCESS to major ROADWAYS.

Built in 1977



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248491    |
| Price          | \$549,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,368       |
| Acres          | 0.12        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 539 Ranchview Place Nw |
| Subdivision | Ranchlands             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 1B4                |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Attached, Heated Garage, Insulated, See Remarks |
| # of Garages   | 2                                                             |

## Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Kitchen Island, Open Floorplan |
| Appliances        | See Remarks                    |
| Heating           | Forced Air                     |
| Cooling           | None                           |
| Has Basement      | Yes                            |
| Basement          | Finished, Full                 |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Landscaped |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 11                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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