



THE
A-TEAM

**RE/MAX
FIRST**

43 RANGE Gardens, Calgary T3G 2H1

MLS®#: **A2190078** Area: **Ranchlands** Listing Date: **02/12/25** List Price: **\$374,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1982**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard**
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,181**
 Low Sqft:
 Ttl Sqft: **1,181**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Storage**

Construction: **Cedar**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Laminate Counters,Storage**
 Utilities:

Room Information

| Room | Level | Dimensions |
|-----------------------------|-----------------|-----------------------|
| Living Room | Main | 9`8" x 16`3" |
| Dining Room | Main | 7`1" x 14`4" |
| 2pc Bathroom | Main | 7`4" x 3`0" |
| Bedroom | Second | 10`10" x 8`0" |
| Bedroom - Primary | Second | 16`4" x 10`1" |
| Furnace/Utility Room | Basement | 15`6" x 14`11" |

| Room | Level | Dimensions |
|-----------------------|-----------------|-----------------------|
| Kitchen | Main | 9`7" x 8`10" |
| Breakfast Nook | Main | 14`4" x 7`1" |
| 4pc Bathroom | Second | 9`7" x 4`11" |
| Bedroom | Second | 10`10" x 7`11" |
| Family Room | Basement | 15`6" x 15`10" |

Legal/Tax/Financial

Condo Fee:
\$481

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8211018**

Remarks

Pub Rmks: **CANCELLED***OPEN HOUSE*** Feb. 15th and 16th 1:00 - 4:00pm. Welcome to your updated 3-bedroom, 1.5-bath townhouse, perfectly situated in the serene Ranchlands community of NW Calgary. Nestled in a quiet, family-friendly, and mature neighborhood, this home offers comfort, style, and convenience. Step inside to a bright, open-concept layout, enhanced by freshly painted walls and an inviting ambiance. The kitchen features black appliances that contrast with crisp white cabinetry. Upstairs, you'll find three bedrooms, all newly renovated with durable vinyl plank flooring—a stylish and practical touch. The full 4-piece bathroom includes a bathtub/shower combination and contemporary fixtures for a modern feel. The lower level offers a versatile Rec/Family area and a laundry room with ample storage. Access to your private outdoor patio will be perfect for relaxation or entertaining. Additional highlights include: assigned parking just steps from your door, close to parks, schools, shopping, and dining and quick access to major roadways for an easy commute. Don't miss this incredible opportunity—schedule your private showing today and make this townhome yours!**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









