



THE
A-TEAM

**RE/MAX
FIRST**

32 RANGE Gardens, Calgary T3G 2B2

MLS®#: **A2197615** Area: **Ranchlands** Listing Date: **02/26/25** List Price: **\$380,000**
 Status: **Active** 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: **Landscaped**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,143**
 Low Sqft:
 Ttl Sqft: **1,143**

DOM

0

Layout

Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Wood Frame,Wood Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$476**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **8211018**

Remarks

Pub Rmks: **Discover this beautifully maintained 3-bedroom, 1.5-bathroom townhouse offering 1,143 sq. ft. of living space in the desirable NW community of Ranchlands. This inviting home features a bright kitchen with stainless steel appliances and a convenient dining area off the kitchen, perfect for family meals. The spacious living area opens onto a private deck and fenced yard, ideal for summer gatherings. Both bathrooms have been tastefully updated, adding modern comfort to this cozy home. Downstairs, unwind in the recreation area featuring a wood-burning fireplace and bar, with a large laundry and storage area offering additional functionality. Enjoy the convenience of assigned parking right outside your front door and the close proximity to parks, schools, and shopping. Don't miss this opportunity – make this your new home today!**

Inclusions: **portable air conditioner**
Property Listed By: **MaxWell Capital Realty**

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





