

\$474,900 - 1137 Ranchlands Boulevard Nw, Calgary

MLS® #A2221054

\$474,900

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

Meet "Ruth" - Meticulously Maintained | Central A/C | Playground Behind | Heated Garage - Pride of ownership shines in this well-maintained home by its original owners,

Inside, the home offers year-round comfort with central A/C and VINYL WINDOWS on the main floor. The spacious dining room is ideal for hosting, while the functional kitchen features upgraded stainless steel appliances including a stove with convection oven (2021), LG fridge (2020), dishwasher (2018), and microwave (2024). Upstairs, you'll find three bedrooms, including one with a patio door—perfect as a home office, bedroom, or flex space that opens to the bright deck. There's also a full bath with a new toilet (2023). The fully finished basement adds even more versatility with a large rec room (with 220V power - potential for a future stove), a full bath with new vinyl flooring (2023), and a spacious bedroom uniquely connected to a cozy den.

Step outside to enjoy the sun-soaked Azek deck with SOUTH exposure, complete with AWINGS and a BBQ gas line, perfect for summer evenings. The RUBBER-PAVED front entrance (2020) and extremely LOW-MAINTENANCE landscaping—with rock beds, shrubs, and a flowering garden—offer curb appeal without the hassle. A HEATED DOUBLE GARAGE plus a paved and COVERED CARPORT provide ample



parking and storage. Bonus: a PLAYGROUND right behind the house makes this a dream for families.

This is an opportunity to own a thoughtfully cared-for home in one of NW Calgary’s most connected and nature-friendly communities—celebrated for its mature trees, off-leash dog parks, winding walking paths, and unbeatable access to Crowfoot Crossing, schools, and restaurants just minutes away.

Built in 1977

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2221054 |
| Price | \$474,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,054 |
| Acres | 0.08 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 1137 Ranchlands Boulevard Nw |
| Subdivision | Ranchlands |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 1G4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 3 |
| Parking | Double Garage Detached, Heated Garage, Carport |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, No Smoking Home |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Awning(s) |
| Lot Description | Back Lane, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 7 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Renzo Real Estate Inc. |
|----------------|------------------------|

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