

# \$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	1
Zoning	R-CG

## Listing Details

Listing Office	Renzo Real Estate Inc.
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