

**103 Ranch Glen Place NW**  
**Calgary, Alberta**

**MLS # A2172057**



**\$469,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Up/Down		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Garage Door Opener, Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to this charming two-storey home, perfectly situated in a quiet cul-de-sac in a highly sought-after neighborhood. With pride of ownership evident throughout, this well-maintained property is move-in ready and offers an array of updates for peace of mind. Featuring three bright bedrooms, a developed basement with rough-in plumbing for a future bathroom, and an oversized single detached garage (20' x 16'), this home provides ample living space for a growing family or those looking to downsize. The generous-sized yard, complete with a brand-new north fence and east/west gates (2023), is perfect for outdoor activities. Property features vinyl windows and several key upgrades: a new furnace (2016), air conditioning (2018), and a hot water tank replaced about 10 years ago. You'll also enjoy a new washing machine (2023), stove, and dishwasher (2024). The south-facing half of the roof has been re-shingled in 2019, ensuring longevity. Located within walking distance to an LRT station, transit, shopping, schools, and all essential amenities, this home is ideal for first-time buyers, young families, or retirees. Plus, with no condo fees, it's an affordable and attractive option in a fantastic location. Don't miss out on this wonderful opportunity!