

**47 Range Gardens NW
Calgary, Alberta**

MLS # A2200616



\$399,900

Division:	Ranchlands		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,120 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 467
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: None

WELL-MAINTAINED TOWNHOUSE | PRIVACY BACKYARD | FUNCTIONAL LAYOUT with LIVING ROOM FRONT, KITCHEN AT THE BACK | EAST FACING. Welcome to this townhome located at 47 Range Gardens NW in Calgary's desirable Ranchlands community. This home offers 3-bedroom, 1.5-bathroom townhouse with 1,100 sq ft of above grade plus finished basement. The property features an open concept layout with a spacious living area in front and a functional kitchen at the back. Upstairs, you'll find three good sized bedrooms and a full bathroom. The lower level includes a versatile rec room and laundry facilities. Some more extra storage space in the basement. Seller just have furnace and water tank cleaned. Enjoy outdoor living in your private backyard space. Situated in a prime location, this house is close to everything you need: bus and Train station are within 10mins walking, Crowfoot Crossing plaza is within walking distance providing plenty of groceries, cafe, restaurant, gas, shopping. Schools are 5 mins driving. Don't miss the chance to own this stunning townhome at one of the best community in Calgary.