37 Ranch Glen Drive NW

Calgary | Active | MLS® A2355265

$475,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1980**	**1,383 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Well-planned attached fully developed 3 bedroom home across from a treed green space that is close to schools, public transportation and shopping. The home has been refreshed with new paint, kitchen counter tops and some resurfaced floors. There is a long list of items replaced over the years, such as: high-efficiency furnace in 2021, hot water tank in 2024, new windows in 2014, 2 ply SBS Roof system in 2016, kitchen cabinets in 2016, eves, down spouts, plus a new side deck with aluminum railing, and much more. This home is move-in ready and is excellent value.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355265
Bedrooms	3
Bathrooms	3
Year Built	1980
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,383 sq. ft.
Main Level Finished Area:	572 sq. ft.
Upper Level Finished Area:	811 sq. ft.
Below Grade Finished Area:	485 sq. ft.
Lot Area:	3,304 sq. ft.
Lot Frontage:	30'

Front Exposure:	West
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	7911477
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed, None
Structure Type:	Duplex
Roof:	Other
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes

Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Northwest
Community:	Ranchlands
Appliances:	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen · 11' × 7'6" ·
Main Floor	Dining Room · 11'7" × 11'5" ·
Main Floor	Living Room · 15'9" × 12'3" ·
2nd Floor	Bedroom - Primary · 17'2" × 12'5" ·
2nd Floor	Bedroom · 13' × 9'6" ·
2nd Floor	Bedroom · 11'2" × 9'9" ·
Lower Level	Game Room · 18'8" × 15'2" ·
Lower Level	Laundry · 5'1" × 4' ·
Lower Level	Furnace/Utility Room · 7'4" × 7'3" ·
Lower Level	Storage · 8' × 3'8" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	Bar
Exterior Features:	None
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/37-ranch-glen-drive-nw-calgary-a2355265/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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