6909 Ranchero Road NW

Calgary | Active | MLS® A2346957

$399,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1977**	**1,240.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Incredible opportunity to own this lovely updated 3 bedroom + 1.5 bathroom 5-level split townhome with NO CONDO FEES. Perfect family home or investment property. Offers a blend of both space and function. Private, fenced back yard and a FANTASTIC LOCATION with a greenbelt, greenspace with playground tucked just in behind. Spacious living room is filled with natural light from the large windows and sliding doors that flow effortlessly onto a large deck that overlooks a fenced backyard - perfect for relaxation or entertaining family & friends. The functional kitchen is both bright and airy features ample cabinet storage and counter space and is open to the dining area with a large pantry and access to a private balcony. A powder room completes this level. On the upper 2 levels you will find a 4-piece bathroom and 3 generously sized bedrooms including a large primary suite, ample storage + a full bathroom. Oversized single attached garage with additional driveway parking. The unfinished basement has the laundry area, lots of storage and WALK UP / OUT access to the back yard. Tranquil location offering easy access to both Dalhousie & Crowfoot LRT Stations, amenities, restaurants, grocery stores, major routes and walking distance to schools. This home checks all the boxes! Some photos have been virtually staged.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346957
Bedrooms	3
Bathrooms	2
Year Built	1977
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	5 Level Split
Total Living Area:	1,240.2 sq. ft.
Main Level Finished Area:	298.9 sq. ft.

Upper Level Finished Area:	941.3 sq. ft.
Below Grade Finished Area:	292.2 sq. ft.
Lot Area:	1,797 sq. ft.
Lot Frontage:	18'1"
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Levels:	5 Level Split
End Unit:	2+ Common Walls, No One Above, No One Below
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7711784
Heating:	Forced Air, Natural Gas
Basement:	Partial, Unfinished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Northwest
Community:	Ranchlands
Appliances:	Dishwasher, Electric Oven, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 10' × 9'1" ·
Main Floor	Dining Room · 10' × 9'7" ·
Main Floor	Balcony · 5'11" × 5'10" ·
Upper Level	Bedroom · 11'3" × 8' ·
Upper Level	Bedroom · 9'11" × 9'1" ·
2nd Floor	Bedroom - Primary · 12'10" × 10'11" ·
Lower Level	Living Room · 17'3" × 12' ·
Lower Level	Entrance · 11'4" × 4'9" ·
Basement	Laundry · 16'8" × 11'2" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Separate Entrance
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG d44
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6909-ranchero-road-nw-calgary-a2346957/

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