

# \$600,000 - 99 Range Way Nw, Calgary

MLS® #A2214136

**\$600,000**

4 Bedroom, 3.00 Bathroom, 1,345 sqft  
Residential on 0.15 Acres

Ranchlands, Calgary, Alberta

Discover incredible value and opportunity at 99 Range Way NW, located in the sought-after community of Ranchlands—a quiet, family-friendly neighborhood offering quick access to major routes like Crowchild Trail and Stoney Trail, minutes to shopping at Crowfoot Crossing and Costco, and close to the sprawling greenspaces of Nose Hill Park. This well-maintained bungalow is perfect for first-time buyers, investors, or renovators seeking flexible living spaces with income potential. The main level features three spacious bedrooms, including a primary bedroom with ensuite, and new vinyl flooring throughout, giving the home a fresh, cohesive feel. Step downstairs to a large basement living area with a separate entrance, offering a generous bedroom, a newly renovated bathroom, and an adaptable kitchenette space where counters can be moved or reconfigured as needed—ideal for a mortgage helper, rental suite (illegal), or multi-generational living. Outside, enjoy mountain views from the front and a private backyard oasis complete with a deck, patio, and garden area—perfect for relaxing or entertaining. The oversized detached garage is a standout feature, with extra width, depth, and soaring ceilings—providing ample space for vehicles, storage, a workshop, or creative projects. This home's location delivers the best of convenience and community, just steps from the Ranchlands Community Centre, tennis courts, playgrounds, and local events that



make this neighborhood special. Whether you're looking to move in, invest, or renovate, this Ranchlands gem offers flexibility, location, and potential—all in one of Calgary's most connected northwest communities.

Built in 1978

### Essential Information

MLS® #	A2214136
Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,345
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	99 Range Way Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G1H6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
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Appliances	Dishwasher, Electric Cooktop, Refrigerator, Electric Oven
Heating	Forced Air, Natural Gas, Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning, See Remarks
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Pie Shaped Lot, Interior Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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