

# \$550,000 - 8007 Ranchview Drive Nw, Calgary

---

MLS® #A2233402

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.07 Acres

Ranchlands, Calgary, Alberta

Charming Fully Finished 4 Bedroom 2.5 Bathroom Family Home Backing onto a Park in Ranchlands boasting over 2100sqft of living space! Enjoy peaceful, unobstructed views and the privacy of no rear neighbors, plus the added bonus of a back lane for easy access.

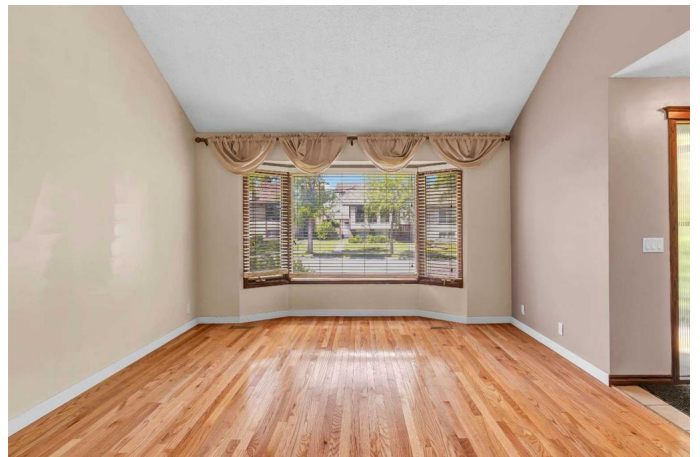
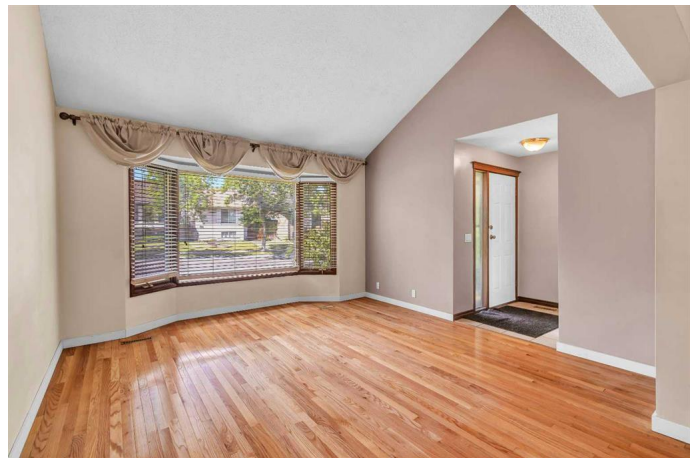
The main level features warm hardwood flooring, soaring vaulted ceilings, and a bright bay window that floods the front living room with natural light. A functional kitchen with solid wood cabinetry opens to a cozy second living area with a brick fireplace, the perfect spot to unwind. A convenient 2-piece powder room completes the main floor.

Upstairs, you'll find 3 generously sized bedrooms and a full 4-piece bathroom. The fully finished basement offers a spacious rec room, a flex room or 4th bedroom (with Egress Windows!) laundry room, and another full 3-piece bathroom, ideal for guests or growing families.

Located just steps from the bus stop and minutes from schools, shopping, and all amenities, this home combines location, value, and functionality. Whether you're looking to invest, renovate, or move right in, this Ranchlands gem offers endless potential!

Built in 1979

## Essential Information



MLS® #	A2233402
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8007 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1S7

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
-------------------	--------------------------------

Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.