

Listed By: **Tao Guo**
SKYROCK REALTY & MANAGEMENT LTD.
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Calgary/Ranchlands

1313 RANGLANDS RD NW

\$329,000

Row

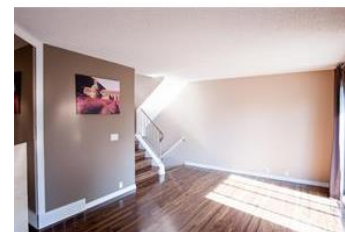
Style: 5 Lvl Split
Bedrooms: Above: 2 / Ttl: 2
Bathrooms: Full: 1 / Half: 1
Rooms Above: 5
Floor Area: 104 SqM / 1,124 SF
Year Built: 1977
Taxes: \$1,777 / 2017
Possession: 30/NEG



A very affordable Ranchlands townhouse with NO CONDO FEES at GREAT LOCATION. This townhouse offers BRAND NEW ROOF (Aug 2017) and 1120+ sqft of BRIGHT & FUNCTIONAL floor plan w/ 2 bdrms & 1.5 baths. The main floor features a large living room w/ corner fireplace, a roomy kitchen with lots of cupboards, a NOOK & balcony area, a separate dining room.

Upstairs boasts a master bedroom & 4 piece bathroom. Another spacious 2nd bedroom is on the 5th level. Lower level comes with lots of storage. Single attached garage.

The townhouse is ideally situated right across the playgrounds and the bus stop. Minutes from the LRT station, walking distance to Ranchlands shopping center, close to schools, Crowfoot YMCA, library, Cineplex, Chapters, Crowfoot Shopping Centre and other amenities. Easy access to Nose Hill drive, Crowchild trail, Stoney trail, U of C
Don't miss out this opportunity, view today!

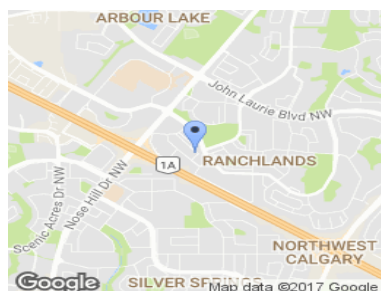


Goods Included: Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings-All

Features: Balcony, Deck, No Animal Home, No Smoking Home

Parking: Enclosed: 1 Total: 2 Single Garage Attached

Amenities:



INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED