

# \$679,000 - 770 Ranchview Circle Nw, Calgary

MLS® #A2199070

**\$679,000**

6 Bedroom, 4.00 Bathroom, 1,209 sqft

Residential on 0.11 Acres

Ranchlands, Calgary, Alberta

**6 BEDS | 2+2 BATHS | SUITED | SEPARATE LAUNDRY | SEPARATE ENTRANCE | QUIET STREET**

Welcome to this newly updated four-level split in Ranchlands community. Offering 2,400 sqft. of developed living space, this home features six bedrooms, two full bathrooms, and two half bathrooms—ideal for multi-generational living or a revenue opportunity. The main floor offers a vaulted-ceiling living room, a bright dining area, and a charming kitchen with quartz countertops. Upstairs has three bedrooms and a full bathroom, including a two-piece ensuite in one of the bedrooms. The lower levels are equipped with their own kitchen, laundry, and private entrance. This space also includes three additional bedrooms, a modern full bathroom, and a two-piece ensuite. Outside, the large backyard with a newly built fence and rear laneway access is perfect for year-round outdoor activities. Located in a family-friendly neighborhood, this home is steps from schools, playgrounds, a library, public transit, and Crowfoot Shopping Centre. Don't miss this opportunity—make this exceptional home yours today!

Built in 1978

## Essential Information

MLS® # A2199070

Price \$679,000



|                |               |
|----------------|---------------|
| Bedrooms       | 6             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,209         |
| Acres          | 0.11          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 770 Ranchview Circle Nw |
| Subdivision | Ranchlands              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G1B3                  |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Off Street, Parking Pad, Concrete Driveway |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Quartz Counters, Separate Entrance, Vaulted Ceiling(s)             |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Living Room, Wood Burning, Brick Facing                            |
| Has Basement      | Yes                                                                |
| Basement          | Exterior Entry, Full, Suite, Walk-Up To Grade                      |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |

|              |                     |
|--------------|---------------------|
| Construction | Brick, Vinyl Siding |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 45              |
| Zoning         | R-CG            |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.