

\$524,900 - 955 Ranchview Crescent Nw, Calgary

MLS® #A2082265

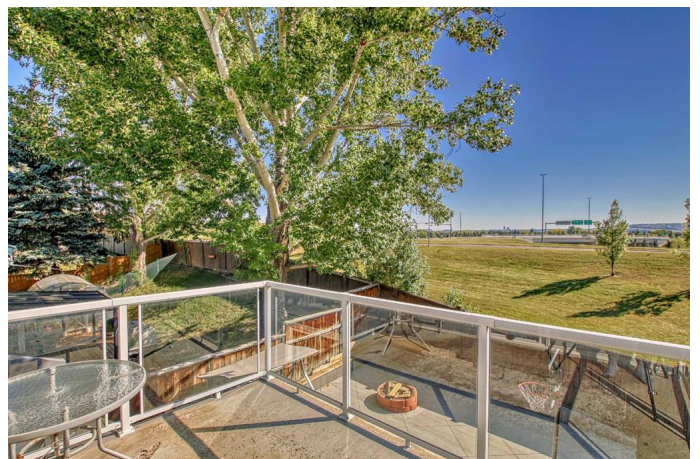
\$524,900

3 Bedroom, 3.00 Bathroom, 1,528 sqft

Residential on 0.14 Acres

Ranchlands, Calgary, Alberta

Back on the market Oct 5... Amazing & Unique property on a massive, private lot, backing onto a greenbelt with views to the mountains & downtown, Plus a walk-up private entrance to the basement to a mother-in-law suite (Illegal)! Endless list of upgrades including new windows, doors, shingles, stucco, fresh paint, railings, flooring & concrete work in the back patio & custom concrete on the front driveway & parking area (room for 6+ vehicles) plus the detached over-sized single garage! Inside, you will find a spacious main floor with large eat-in kitchen with plenty of cupboard & counter space with stainless steel appliances & tile floors. Main floor bedroom is perfect for the elderly family member or use it as an office, plus the separate dining area has been converted from a 2nd main floor bedroom, which can easily be converted back. There's a renovated 4 pce bathroom on the main floor as well. The large living room has patio doors leading to your sunny lower deck area, then out to your massive backyard with concrete patio & landscaped yard. Back inside, upstairs offers the primary bedroom featuring a wood-burning fireplace & patio door leading to the upper deck area that has amazing views from downtown to COP & the mountains in the west. 2nd bedroom & 2 pce bath round out the upper floor. The lower level has access from within the home or from the private walk-up entrance on the side of the home. This level offers a large family room & 3 pce bathroom that is used as a bachelor suite



(illegal). Plus, there are 2 storage rooms & utility room with laundry. The lot is over 6300 SF and has plenty of room for your family, plus it backs onto a green belt making it super private. Lots of room for parking out front plus an over-sized (24x14) detached single garage with new door & OSB paneling! This unique property must be viewed in person to understand it's full potential.. book your showing today!!

Built in 1977

Essential Information

MLS® #	A2082265
Price	\$524,900
Sold Price	\$510,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	955 Ranchview Crescent Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1A4

Amenities

Parking Spaces	6
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Parking	Single Garage Detached
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Interior

Interior Features	Built-in Features, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Greenbelt, No Neighbours Behind, Landscaped, Secluded, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2023
Date Sold	October 19th, 2023
Days on Market	29
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	2% REALTY
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