

\$389,900 - 45, 1012 Ranchlands Boulevard Nw, Calgary

MLS® #A2085332

\$389,900

2 Bedroom, 2.00 Bathroom, 1,223 sqft

Residential on 0.00 Acres

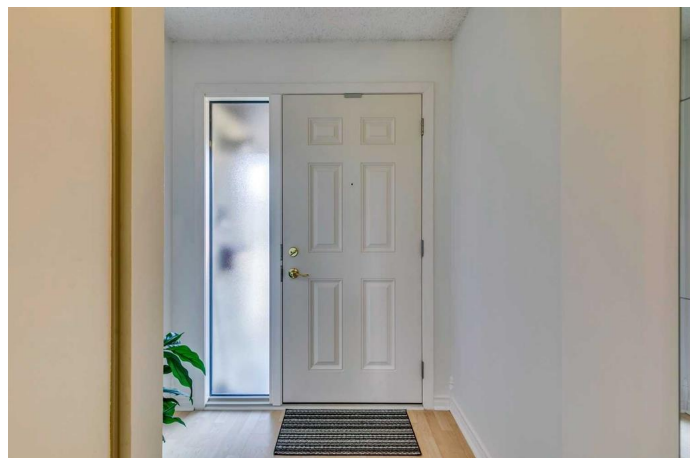
Ranchlands, Calgary, Alberta

Don't miss out on this exceptional 5-story townhouse! Situated on an end unit, it boasts abundant natural light thanks to extra windows. As you step inside, you'll be greeted by a spacious foyer with a sizable closet and convenient garage access. Fully repainted top to bottom!

A few steps up, you'll find a generous living room featuring a wood-burning fireplace and access to your very own private patio and backyard oasis. Ascend a few more steps to discover a well-appointed 2-piece bathroom, laundry facilities with modern LG appliances, a dining area, and a sizable kitchen. The kitchen is also spacious and bright, equipped with quality appliances, a large window above the sink, and an abundance of storage in the numerous cabinets.

On the next floor, you'll find a versatile space that can serve as a second living room or be transformed into a third bedroom or office. There's also a spacious second bedroom on this level. Finally, the top floor houses the expansive master bedroom, complete with a convenient cheater door to the 4-piece main bathroom.

This home has been meticulously maintained, with recent replacements of windows, front door, garage door and roof shingles, ensuring peace of mind for years to come. Additional storage space is available in the attached



garage, as well as over 100 square feet of storage in the basement.

With its fantastic location near local schools, shopping, a movie theater, restaurants, the C-train, and more, this townhouse is a smart investment opportunity and perfect for all types of buyers. Don't forget to take a virtual tour with our 3D walkthrough. Act now, as this gem won't last long!

Built in 1980

Essential Information

MLS® #	A2085332
Price	\$389,900
Sold Price	\$378,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,223
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

Community Information

Address	45, 1012 Ranchlands Boulevard Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1Y1

Amenities

Amenities	Other, Snow Removal, Visitor Parking
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Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, No Smoking Home, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2023
Date Sold	October 20th, 2023
Days on Market	15
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	Nineteen 88 Real Estate
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