

\$649,900 - 712 Ranchview Circle Nw, Calgary

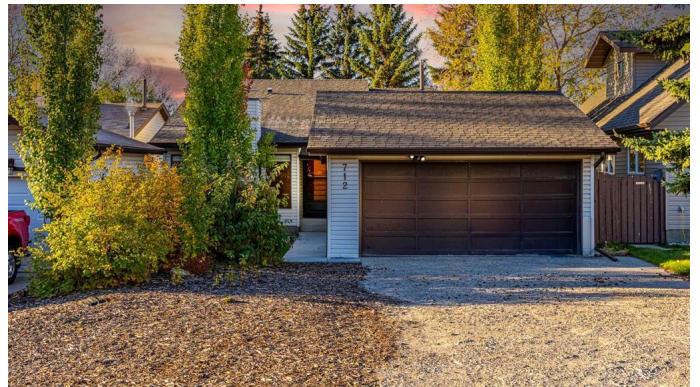
MLS® #A2087223

\$649,900

4 Bedroom, 3.00 Bathroom, 1,883 sqft
Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Welcome to an outstanding investment opportunity featuring a LEGAL lower level suite. This property is poised to make a great investment property but can also be used as a single family home. As you step inside, you'll appreciate the upscale ambiance that defines this residence. Separate entrances for the upper and lower living spaces, well-appointed kitchens, shared laundry and a detached double garage are among the key features. The upper unit offers reclaimed hardwood floors, a modern kitchen, a spacious living area, and three generously sized bedrooms. A well-maintained full bathroom and additional full ensuite bathroom, It also showcases ample outdoor space and backs onto a beautiful pathway system. The lower level continues to impress with its one-bedroom legal suite, featuring a private entrance, modern bathroom and large windows throughout. The contemporary kitchen is equipped with stainless steel appliances and premium vinyl flooring. An open layout, a wood-burning stove, and new triple-pane windows provide a cozy living space. Located in the desirable neighborhood of Ranchlands, this property is close to the LRT, Ranchview Circle Park, Ranchlands Community Park, Nose Hill Park, The University, Hospital and shopping. It already provides easy access to Crowchild Trail at the Stoney Tr ring road. Don't miss out on the chance to make this your next home or top producing investment property!



Built in 1977

Essential Information

MLS® #	A2087223
Price	\$649,900
Sold Price	\$642,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,883
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	712 Ranchview Circle Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1B3

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, No Smoking Home, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Baseboard, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Suite, Walk-Out

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 26th, 2023
Days on Market	13
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.