

\$535,000 - 1199 Ranchlands Boulevard Nw, Calgary

MLS® #A2108981

\$535,000

4 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Great Bi-Level with a lovely curb appeal nestled in the great community of Ranchlands. 2 bedrooms upstairs with a spacious living room\dining room combo, plus a 4 pce. bathroom with some newer windows. The kitchen has a sliding door access to the deck and a sunny south backyard. The 2 bedroom illegal basement suite is a walk up to the backyard and has a shared laundry facility with upstairs tenants. Basement rec room has a gas fireplace, a 4 pce. bath, and a good size kitchen. Oversized single detached garage and a concrete pad for parking 2 cars. Shingles were replaced 5 years ago as well as the H2O tank. Easy walking distance to Crowfoot LRT and shopping centre, the YMCA and the Library. Note: the lot is R-C2.

Built in 1978

Essential Information

MLS® #	A2108981
Price	\$535,000
Sold Price	\$555,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.12
Year Built	1978
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1199 Ranchlands Boulevard Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1G4

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Separate Entrance
Appliances	Dryer, Electric Stove, Garage Control(s), Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 6th, 2024
Days on Market	13

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Benchmark

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