

\$500,000 - 32 Ranchlands Crescent Nw, Calgary

MLS® #A2116548

\$500,000

5 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.11 Acres

Ranchlands, Calgary, Alberta

This property offers the perfect blend of location, space, and convenience, making it a dream come true for families and investors alike. Located in a desirable area close to the LRT, major transport routes, shopping centers, schools, and parks, this home ensures easy access to all amenities and destinations. Boasting two spacious suites, this property presents an excellent opportunity for flexible living arrangements or rental income. The upstairs suite spans over 1,000 sq/ft and features 3 bedrooms, a well-equipped kitchen, a designated dining area, a cozy living room, and complete with a full bathroom. The downstairs suite, while non-conforming, offers 2 bedrooms (egress window size to be confirmed by buyer(s)), a generously sized living space perfect for entertaining, a functional kitchen, and a full bathroom. Situated on a large lot, there's plenty of outdoor space for relaxation, play, or gardening enthusiasts to enjoy. The furnace (2009), ensures efficient heating throughout the home, while the roof and gutters, replaced in 2014, provide peace of mind and protection from the elements. More recent updates include a new fridge downstairs (2022) and a new washer and dryer upstairs (2022). The opportunity this property presents is unprecedented; don't miss out!

Built in 1978

Essential Information



MLS® #	A2116548
Price	\$500,000
Sold Price	\$555,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	32 Ranchlands Crescent Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G1N4

Amenities

Parking	None
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Interior

Interior Features	No Smoking Home, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 22nd, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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