

\$459,900 - 23 Ranchero Green Nw, Calgary

MLS® #A2135289

\$459,900

3 Bedroom, 3.00 Bathroom, 1,052 sqft

Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

Location, location, location! Across from a large park & playground is this terrific half-duplex in the popular family community of Ranchlands. This fully finished bi-level has 3 bedrooms & 2.5 baths, & would make a super home for the first-time homeowner or as an investment property with a main floor 2 bedroom suite & illegal lower level 1 bedroom suite...perfect as live-up/rent-down or rent out both! Main floor has a sunny open floorplan with laminate floors, living room with large windows & dining room with woodstove fireplace. The oak kitchen has great cabinet space & the appliances includes stainless steel Bosch dishwasher. Both bedrooms are a terrific size & the master has access onto the backyard deck & walkthru closet into a 2-piece ensuite. Full bathroom with tile floors & sleek updated vanity. The lower level illegal suite has a huge bedroom, large living room, kitchen & full bath with shower. Furnace/utility room with laundry & lots of space for storage. Backyard with mature trees, deck & patio. Front parking pad & plenty of onstreet parking. Prime location with bus stops, neighbourhood schools & shopping all just minutes away, & easy reach to Crowfoot Centre with its restaurants, shopping, services & LRT.

Built in 1978

Essential Information

MLS® #

A2135289



Price	\$459,900
Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,052
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	23 Ranchero Green Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1C5

Amenities

Parking Spaces	1
Parking	Front Drive, Outside, Parking Pad, Paved

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 14th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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