

\$450,000 - 21a Ranchero Bay Nw, Calgary

MLS® #A2136347

\$450,000

2 Bedroom, 3.00 Bathroom, 1,142 sqft

Residential on 0.06 Acres

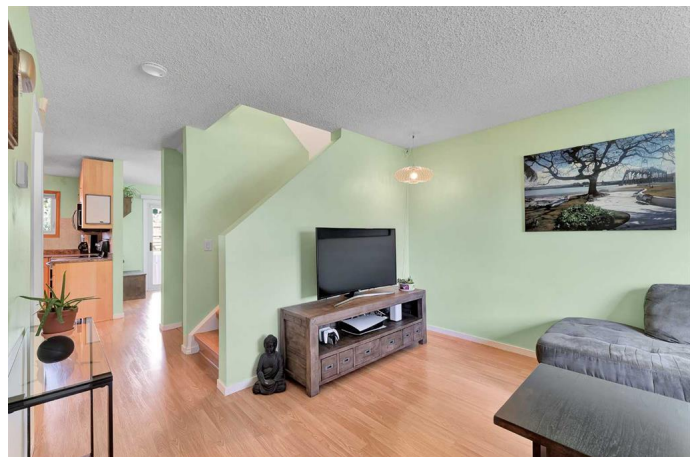
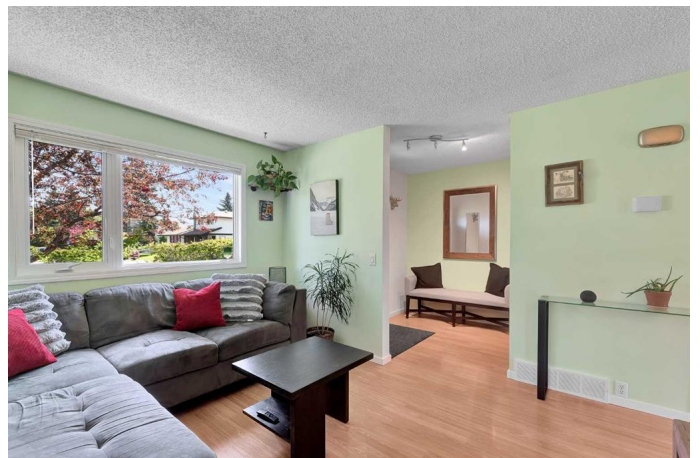
Ranchlands, Calgary, Alberta

****OPEN HOUSE SATURDAY 1 JUNE- 2PM TO 4PM****

Fantastic two-storey duplex located in the desirable North West community of Ranchlands. Close to transit, shopping, schools, and parks.

With 1142 sq.ft of living space the property features 2 BEDS/2.5 BATHS, and 3 PARKING SPACES. The home has laminate flooring on the main, upper floors and the stairs, vinyl double pane windows throughout, and NEW ROOF SHINGLES (2023).

On the main floor you will find: A spacious entry area with coat closet. Living room with large window looking out to the blossoming tree. Kitchen with newer STAINLESS STEEL APPLIANCES and an abundance of cabinet and counter space. Convenient main floor half-bathroom. Dining room with patio doors leading out to the SOUTH WEST FACING BACK YARD. *** On the upper floor you will find: Two spacious master bedrooms with ensuite bathrooms. There is also a linen closet on this floor.***The basement is undeveloped and measures 464 sq.ft. Currently in the basement you will find the laundry area, mechanical area (furnace and hot water tank are newer models), and a ton of storage space. This is a blank canvas for your future requirements. ***The backyard features a deck with plenty of room for BBQ and seating, a lawn area and a handy shed. In the back lane you will find 2 parking pad spaces. There is a convenient parking pad at the front



of the property too. ***

Properties like this are a rare find! Don't miss the opportunity to make this your right move!

Built in 1980

Essential Information

MLS® #	A2136347
Price	\$450,000
Sold Price	\$515,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,142
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	21a Ranchero Bay Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1B6

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 9th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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