

\$349,000 - 1190 Ranchlands Boulevard Nw, Calgary

MLS® #A2141225

\$349,000

3 Bedroom, 3.00 Bathroom, 1,035 sqft
Residential on 0.09 Acres

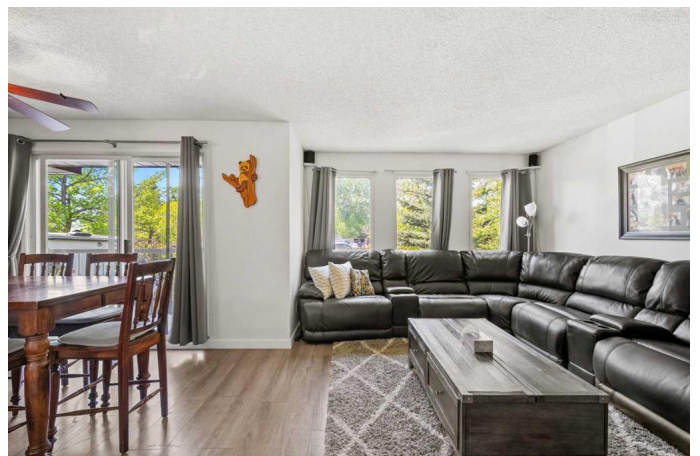
Ranchlands, Calgary, Alberta

This semi-detached home in sought-after Ranchlands is just right for any first-time buyers or any potential investors! With 2+1 bedrooms up and 2.5 total bathrooms, this one is ready for its next chapter. The main floor is well laid out with a large kitchen and dining areas as well as a fantastic living room with large windows. The south-west facing balcony is great for morning coffee. The principal bedroom features a walk-in closet and 2-piece ensuite bathroom, large 2nd bedroom and 4-piece main bath complete the main floor. The lower level has an existing finished bedroom and 4-piece bathroom and has all the bones in place to finish it with an additional bedroom or suite (subject to appropriate approval and permitting by the city). A large backyard and off-street parking are welcome additions for anyone. With shopping, schools, parks & greenspaces nearby, the community has everything you'll ever need. Crowchild and Stony trails allow for quick access to the rest of the city and the mountains and parks.

Built in 1977

Essential Information

MLS® #	A2141225
Price	\$349,000
Sold Price	\$395,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,035
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1190 Ranchlands Boulevard Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1G5

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
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Date Sold	June 14th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Real Broker

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