

\$599,900 - 1116 Ranchlands Boulevard Nw, Calgary

MLS® #A2165082

\$599,900

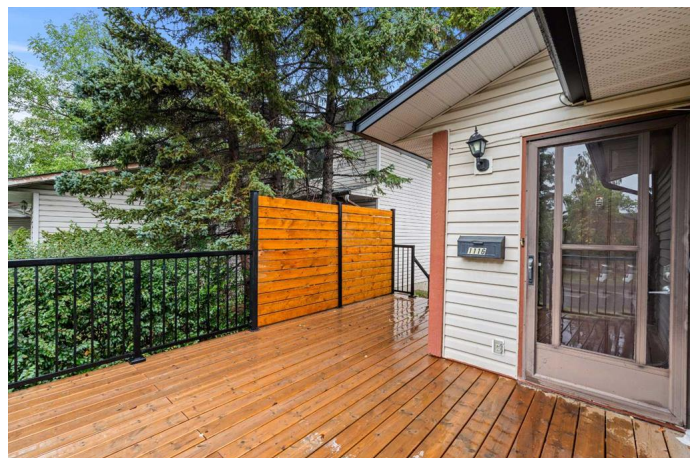
5 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.11 Acres

Ranchlands, Calgary, Alberta

Welcome to Ranchlands, where an exceptional investment opportunity awaits! This fully LEGAL SUITED bungalow is ready for you to move in, with a mortgage helper in the lower-level unit. Step inside from your beautifully renovated front deck into a spacious, open-concept living area filled with natural light from the south-facing windows. The kitchen offers all the amenities you need to prepare delicious meals, along with a built-in bench eating area to relax while dinner is cooking. The main level features a renovated primary bedroom and 2-piece ensuite bathroom with vinyl plank flooring, two additional bedrooms, main bathroom, and convenient in-suite laundry. Outside, you'll find an oversized double garage, a parking pad for the lower legal suite, and a separate entrance to the lower legal suite. The lower legal suite opens up to a spacious living area, private kitchen, two full-sized bedrooms, a 4-piece bathroom, and a laundry area neatly tucked away. Recent upgrades include a new garage door (2023), garage roof (2024), two furnaces and a hot water tank (2017), and new gutters/soffits (2024). Located in NW Calgary, Ranchlands is a family-friendly community offering easy access to Crowfoot Crossing shopping, schools, parks, and downtown. This is the investment opportunity you've been waiting for! schedule your exclusive tour today!

Built in 1977



Essential Information

MLS® #	A2165082
Price	\$599,900
Sold Price	\$625,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1116 Ranchlands Boulevard Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3G5

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Double Garage Detached, Oversized

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	September 13th, 2024
Date Sold	September 27th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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