

# \$424,900 - 1171 Ranchlands Boulevard Nw, Calgary

MLS® #A2165403

**\$424,900**

3 Bedroom, 2.00 Bathroom, 1,133 sqft

Residential on 0.09 Acres

Ranchlands, Calgary, Alberta

Handyman Special in the Heart of Ranchlands!

Unlock the potential in this charming 2-storey home, located in the sought-after community of Ranchlands! With 1,133 sqft of living space above grade + a partially finished basement, this 3-bedroom property is perfect for those looking to renovate or rent out. Set on a generous SW-facing pie lot, you'll enjoy sunshine all day long and ample outdoor space. The backyard features 38ft of width, with alley access—ideal for building your dream garage.

While this home needs some TLC, it's clean, bright, and bathed in natural light. Its location is unbeatable: just a short walk to Crowfoot Crossing, the Crowfoot LRT station, and steps from Rancho Park. Schools, shopping, and amenities are all within close reach, making it the perfect opportunity for families, investors, or anyone ready to create their dream home.

Seize this opportunity to build equity and make it your own!

Built in 1977

## Essential Information

MLS® # A2165403

Price \$424,900

Sold Price \$412,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,133
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### **Community Information**

Address	1171 Ranchlands Boulevard Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1G4

### **Amenities**

Parking Spaces	1
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 13th, 2024
Date Sold	September 23rd, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
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