\$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 accessâ€"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 Ranchero 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!

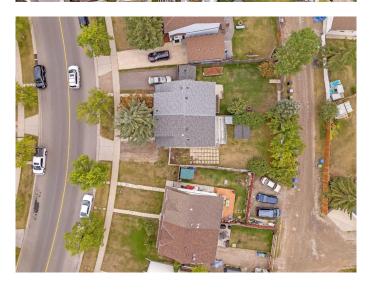
Built in 1977

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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.