

\$574,900 - 8023 Ranchview Drive Nw, Calgary

MLS® #A2172709

\$574,900

4 Bedroom, 3.00 Bathroom, 1,119 sqft

Residential on 0.10 Acres

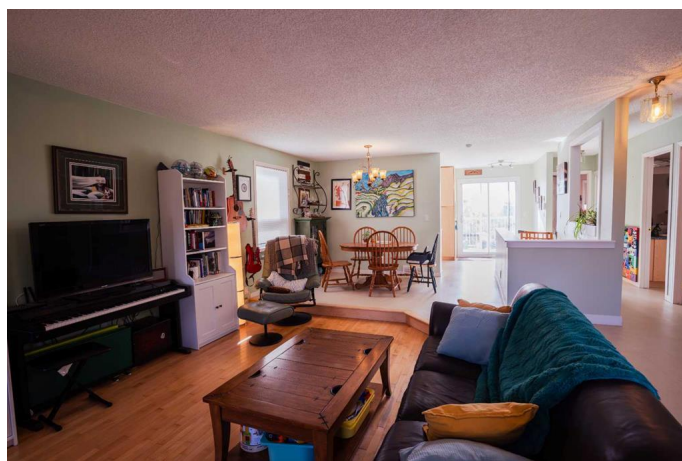
Ranchlands, Calgary, Alberta

Excellent value in this Ranchlands walkout bungalow! Cozy sunken living room with hardwood floor and wood burning fireplace for evenings in. 3 bedrooms up, including the Primary which is complete with 2-piece en suite bath. Unwind on the back deck and enjoy the scenic views to the south. The finished walkout basement offers an additional room for the upstairs, large shared laundry, plus the illegal 1-bedroom suite complete with 3-piece bath, living room, and functional kitchen. Two generous off-street parking spaces are accessed from the laneway. The location provides ready access to all that the NW has to offer, including schools, Crowfoot LRT station, Crowfoot Crossing shopping, parks, golf, the U of C, and more. This is the tremendous opportunity you have been waiting for - arrange your private showing today!

Built in 1980

Essential Information

MLS® #	A2172709
Price	\$574,900
Sold Price	\$572,750
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,119



Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8023 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1S8

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	Separate Entrance, Recessed Lighting
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Freezer, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

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

Additional Information

Date Listed	October 18th, 2024
Date Sold	October 30th, 2024
Days on Market	12
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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