

\$525,000 - 725 Ranchview Circle Nw, Calgary

MLS® #A2173550

\$525,000

4 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.13 Acres

Ranchlands, Calgary, Alberta

Discover this inviting bungalow located on a quiet, well-established street in Ranchlands. Nestled on a large, slightly pie-shaped lot, this property features a convenient front parking pad and rear yard access, offering ample parking space and future potential for a garage. The main level makes efficient use of space with three well-sized bedrooms, a 4-piece bathroom, a galley-style kitchen, and a cozy living room.

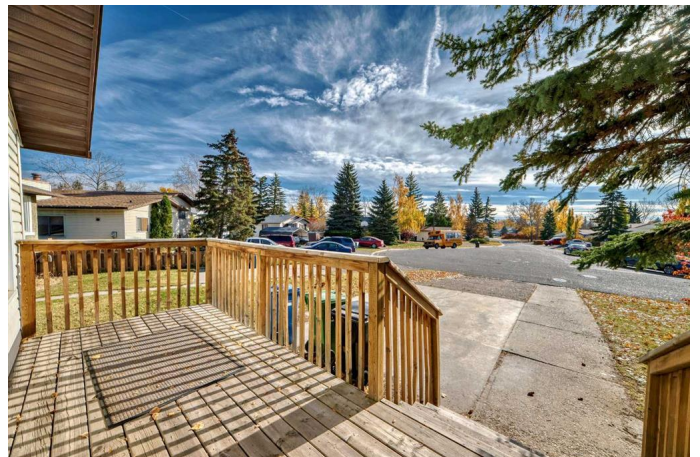
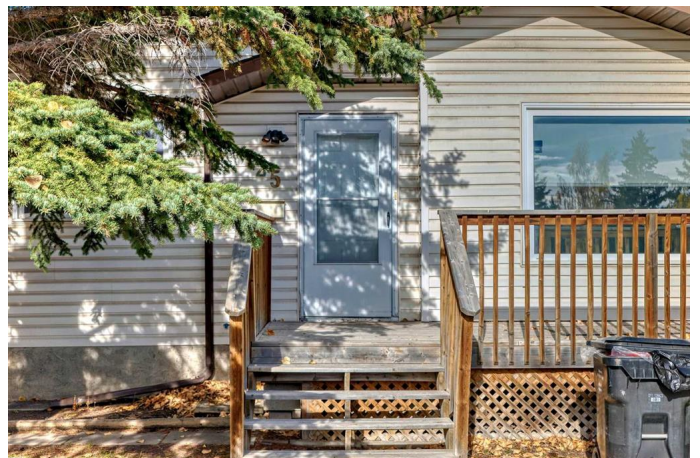
The walkout basement expands the living space with a spacious rec room featuring a gas fireplace, a fourth bedroom, and a 3-piece bathroom. Enjoy the added comfort of modern updates, including new windows and central air conditioning in 2010, a new roof in 2016, and a high-efficiency furnace installed in 2018.

Outside, the expansive lot offers plenty of room to relax, garden, or store your tools in the handy sheds. This home presents an excellent opportunity to own a detached property in a mature community.

Built in 1977

Essential Information

MLS® #	A2173550
Price	\$525,000
Sold Price	\$540,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.13
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	725 Ranchview Circle Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1A9

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Gas Water Heater, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Lawn, Treed, Zero Lot Line, Pie Shaped Lot
Roof	Asphalt Shingle

Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	October 21st, 2024
Days on Market	4
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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