

\$394,900 - 1024 Ranchview Road Nw, Calgary

MLS® #A2175620

\$394,900

2 Bedroom, 2.00 Bathroom, 886 sqft

Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

Calling all INVESTORS & FIRST-TIME homebuyers. Welcome to this quaint 4-level split home located in the desirable community of Ranchlands. The inviting main floor includes a spacious living room, perfect for relaxing, and a bright dining room flooded with natural light from large windows. The kitchen is tucked away with a convenient side entrance that leads to a deck, ideal for entertaining. On the second level, you'll find two bedrooms and a full bathroom. The third level has a Family Room, a full bathroom, laundry and a den with potential to easily transition into a third bedroom. The Basement awaits your development and has endless possibilities. The backyard has mature landscaping and lots of space while the front has plenty of parking. Ranchlands is a family-friendly community known for its parks and schools. This home is a must-see for anyone looking to settle inner city. Just a 12-15 minute drive to the University, SAIT and DOWNTOWN. Quick access to Stoney Trail. Immediate Possession Available.

Built in 1978

Essential Information

MLS® #	A2175620
Price	\$394,900
Sold Price	\$398,800
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	886
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Back Split, 4 Level Split
Status	Sold

Community Information

Address	1024 Ranchview Road Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R9

Amenities

Parking Spaces	2
Parking	Gravel Driveway, None

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Microwave Hood Fan, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2024
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Date Sold	October 27th, 2024
Days on Market	1
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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