

\$609,900 - 1190 Ranchlands Boulevard Nw, Calgary

MLS® #A2181452

\$609,900

4 Bedroom, 3.00 Bathroom, 1,038 sqft

Residential on 0.09 Acres

Ranchlands, Calgary, Alberta

RARE OPPORTUNITY - FULLY RENOVATED HALF-DUPLEX IN RANCHLANDS - CLOSE TO GREEN SPACE - OVER 1900 SQ FT LIVING SPACE WITH 4 BEDS & 3 FULL BATHS - ILLEGAL SUITE IN THE BASEMENT WITH 2 BEDROOMS & FULL BATH - MAIN LEVEL OFFERS 2 BEDROOMS AND 2 FULL BATHS (ensuite included) - CENTRAL A/C - SEPARATE KITCHENS & LAUNDRIES - BALCONY FACING THE FRONT YARD, PARKING PAD - STUNNING FINISHING ALL AROUND WITH TONS OF UPGRADES INCLUDING: MULTIPLE FEATURE WALLS, QUARTZ COUNTERTOPS, NEW WINDOWS, FLOORING, LIGHTING, APPLIANCES, NEW WASHROOMS, NEW KITCHENS AND MORE! This home makes for a perfect starter home / investment property. AMAZING LOCATION: 10 minutes to U of Calgary, minutes to Crowfoot Crossing Plaza, easy access to Crowchild Trail NW, Sarcee Trail NW, John Laurie Blvd NW & Stoney Trail NW - giving you easy access to the rest of the city.

Built in 1978

Essential Information

MLS® #	A2181452
Price	\$609,900
Sold Price	\$605,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,038
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1190 Ranchlands Boulevard Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1G5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2024
Date Sold	December 11th, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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