

\$589,900 - 1171 Ranchlands Boulevard Nw, Calgary

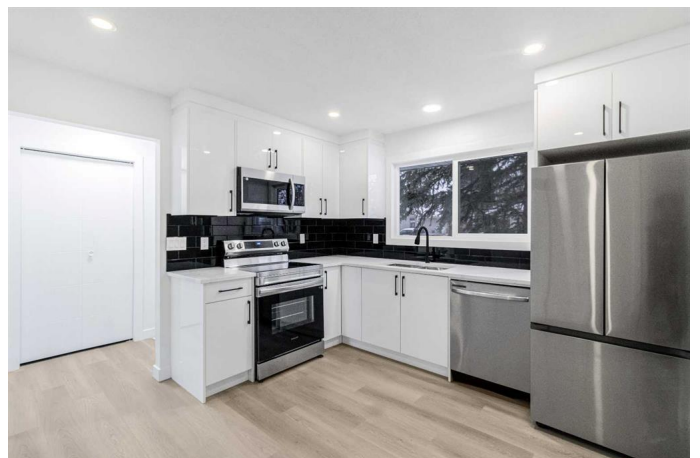
MLS® #A2200672

\$589,900

4 Bedroom, 3.00 Bathroom, 1,128 sqft
Residential on 0.09 Acres

Ranchlands, Calgary, Alberta

CALLING ALL FIRST TIME HOME BUYERS & INVESTORS - FULLY RENOVATED WITH ILLEGAL SUITE - OFFERING CLOSE TO 1600 SQFT OF LUXURIOUS LIVING SPACE WITH 4 BEDS, 2.5 BATHS & PARKING PAD PLUS RV PARKING (RARE FEATURE) - UPGRADES INCLUDE: NEW WINDOWS, NEW FLOORING & LIGHTING, FRESH PAINT, NEW KITCHENS WITH MODERN APPLIANCES, NEW WASHROOMS, NEW FEATURE WALL, NEW HOT WATER TANK, NEW SEPARATE ENTRANCE, SEPARATE LAUNDRIES AND MORE - Main floor offers a spacious family room with fireplace, half bath and new kitchen. On the upper level, you will find 3 well sized bedrooms, FULL bath and your first laundry feature! Now let us make our way to the highlight of this home, the ILLEGAL SUITE IN THE BASEMENT WITH WALK-UP ENTRANCE (MORTGAGE HELPER) - The illegal suite features a bedroom with its own ensuite, rec/living area and your SEPARATE LAUNDRY! This home is located on a HUGE LOT WITH A PARKING PAD & RV ACCESS & BACK LANE ACCESS! Set on a SW-FACING PIE LOT WITH 38FT OF WIDTH & ALLEY ACCESS, there's room to BUILD YOUR DREAM GARAGE! PRIME LOCATION! Steps from CROWFOOT CROSSING, LRT, SCHOOLS, PARKS & AMENITIES. FULLY RENOVATED | ILLEGAL SUITE WITH SEPARATE ENTRANCE | MOVE-IN READY! DON'T MISS THIS INCREDIBLE OPPORTUNITY" SCHEDULE A VIEWING



TODAY!

Built in 1977

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2200672 |
| Price | \$589,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,128 |
| Acres | 0.09 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 1171 Ranchlands Boulevard Nw |
| Subdivision | Ranchlands |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 1G4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad, Driveway, RV Access/Parking |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance |
| Appliances | Dishwasher, Dryer, Electric Range, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|---|
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Pie Shaped Lot, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 9th, 2025 |
| Days on Market | 25 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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