

\$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	Driveway, Off Street, Parking Pad, 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, Interior Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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