

\$510,000 - 409 Ranchview Court Nw, Calgary

MLS® #A2201224

\$510,000

5 Bedroom, 2.00 Bathroom, 1,042 sqft
Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

ATTENTION: INVESTORS, FIRST TIME home buyers + GENERATIONAL FAMILIES! This beautiful one level Rowhouse with **NO CONDO FEES + 2 Bed illegal SUITE** in the heart of **RANCHLANDS**, is a must see. Located on a quiet cul-de-sac just steps away to **PARK, PLAYGROUND, SCHOOLS, Community Center, LRT, Shopping + Restaurants**. Main floor offers a spacious living room with hardwood floors, + updated modern white kitchen with butcher block countertops, Newer stainless steel appliances + dining/nook area. 3 good sized bedrooms + 4 pc bath and separate **NEW WASHER + DRYER** complete the main level. **SEPARATE ENTRANCE** to lower level **BOASTING** a 2 bedroom illegal **SUITE** with large family room, storage, 2 nice sized bedrooms, 3 pc bath + separate laundry. Private backyard with large shed + oversized parking pad with room for a future garage. Additional updates and features include: Painted walls through-out, **NEW Dishwasher and Microwave (2023), Washer + Dryer (2022), Roof (2016)** and newer HWT. Quick access to Crowchild + walking distance to schools, parks, playgrounds, LRT + Crowfoot Crossing. Exceptional property!

Built in 1976

Essential Information

MLS® #	A2201224
Price	\$510,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.08
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	409 Ranchview Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1A7

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning M-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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