



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1171 RANGLANDS Boulevard, Calgary T3G 1G4**

MLS® #: **A2165403**      Area: **Ranchlands**      Listing Date: **09/13/24**      List Price: **\$424,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1977**  
Lot Information  
 Lot Sz Ar: **3,756 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Pie Shaped Lot**  
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area

Abv Sqft: **1,133**  
 Low Sqft:  
 Ttl Sqft: **1,133**

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 5`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`4" x 3`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 11`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`0" x 17`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`5" x 4`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`5" x 8`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 8`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`7" x 11`1"</b>
<b>Family Room</b>	<b>Basement</b>	<b>12`0" x 10`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>17`8" x 10`6"</b>

Storage

Basement

3`0" x 3`11"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

24`11" x 5`5"

Title:  
**Fee Simple**  
Legal Desc:

**7710099**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Handyman Special in the Heart of Ranchlands! Unlock the potential in this charming 2-storey home, located in the sought-after community of Ranchlands! With 1,133 sqft of living space above grade + a partially finished basement, this 3-bedroom property is perfect for those looking to renovate or rent out. Set on a generous SW-facing pie lot, you'll enjoy sunshine all day long and ample outdoor space. The backyard features 38ft of width, with alley access—ideal for building your dream garage. While this home needs some TLC, it's clean, bright, and bathed in natural light. Its location is unbeatable: just a short walk to Crowfoot Crossing, the Crowfoot LRT station, and steps from Rancho Park. Schools, shopping, and amenities are all within close reach, making it the perfect opportunity for families, investors, or anyone ready to create their dream home. Seize this opportunity to build equity and make it your own!**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









