



THE A-TEAM

RE/MAX FIRST

103 RANCH GLEN Place, Calgary T3G1E9

MLS@#: A2172057 Area: Ranchlands Listing Date: 10/10/24 List Price: \$469,900
Status: Pending County: Calgary Change: -\$15k, 12-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 1978
Lot Information
Lot Sz Ar: 2,529 sqft
Lot Shape:

DOM

43
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 2 Storey,Up/Down

Parking

Ttl Park: 1
Garage Sz: 1

Access:
Lot Feat: Back Yard,Cul-De-Sac,Front Yard,Gentle Sloping,Rectangular Lot
Park Feat: Garage Door Opener,Single Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Private Yard,Rain Gutters
Construction: Brick,Metal Siding ,Wood Frame
Flooring: Carpet,Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Ceiling Fan(s),No Animal Home,No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, 4pc Bathroom, Bedroom, Game Room, Furnace/Utility Room, Dining Room, Living Room, Bedroom, Bedroom - Primary, Storage.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7710099

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this charming two-storey home, perfectly situated in a quiet cul-de-sac in a highly sought-after neighborhood. With pride of ownership evident throughout, this well-maintained property is move-in ready and offers an array of updates for peace of mind. Featuring three bright bedrooms, a developed basement with rough-in plumbing for a future bathroom, and an oversized single detached garage (20' x 16'), this home provides ample living space for a growing family or those looking to downsize. The generous-sized yard, complete with a brand-new north fence and east/west gates (2023), is perfect for outdoor activities. Property features vinyl windows and several key upgrades: a new furnace (2016), air conditioning (2018), and a hot water tank replaced about 10 years ago. You'll also enjoy a new washing machine (2023), stove, and dishwasher (2024). The south-facing half of the roof has been re-shingled in 2019, ensuring longevity. Located within walking distance to an LRT station, transit, shopping, schools, and all essential amenities, this home is ideal for first-time buyers, young families, or retirees. Plus, with no condo fees, it's an affordable and attractive option in a fantastic location. Don't miss out on this wonderful opportunity!

Inclusions:
Property Listed By:

n/a
RE/MAX First

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







