

**23A RANCHERO Bay, Calgary T3G 1B6**

MLS®#: **A2174289** Area: **Ranchlands** Listing Date: **10/21/24** List Price: **\$449,900**  
 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: **1984**  
Lot Information  
 Lot Sz Ar: **2,863 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Interior Lot,Pie Shaped Lot**  
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,163**  
 Low Sqft:  
 Ttl Sqft: **1,163**

DOM

**30**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Laminate,Tile**  
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>13`5" x 17`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>6`7" x 12`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 12`2"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 10`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>7`10" x 14`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`10" x 5`0"</b>			

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

Legal Desc:

**7911333**

**R-CG**

Remarks

Pub Rmks:

**Calling all investors & first time home buyers - UPDATED half-duplex in a quiet cul-de-sac in Ranchlands WITH NO CONDO FEES - UPDATED LAMINATE FLOORING & UPDATED WASHROOM - Offering over 1100 sq ft of living space with 3 bedrooms and a FULL bath - LONG LOT WITH BACK LANE - PARKING PAD IN THE FRONT - Large deck with NEW RAILING (perfect for summer bbqs & gatherings) - Simple & functional floorplan with bigger windows allowing for lots of natural light into the home! Entering the main floor, you will find a large family room, spacious kitchen with a lovely dining beside it. The upper level offers 3 well sized bedrooms (master is significantly larger than the other 2 bedrooms) and a full bath. The basement is awaiting your added touch! Parking pad in the front of the home! Amazing location with easy access to Crowfoot Plaza & Melcor YMCA. Easy access to John Laurie Blvd NW, Crowchild Trail NW & Sarcee Trail NW! Lots of amazing features with this home.**

Inclusions:

**N/A**

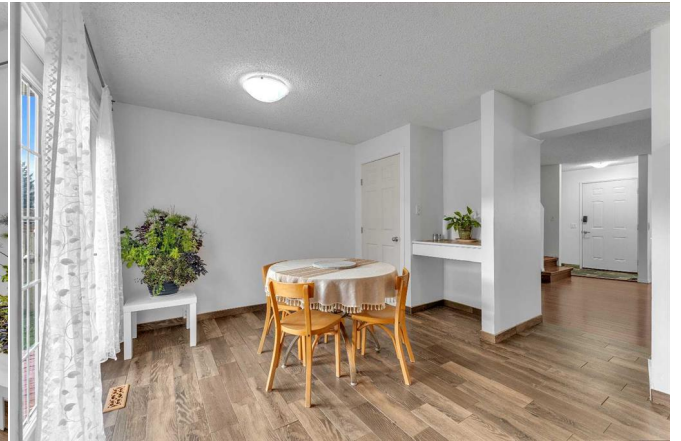
Property Listed By:

**Real Broker**

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











**23 Rancho Bay NW, Calgary, AB**

Main Floor Exterior Area 527.34 sq ft  
Interior Area 520.00 sq ft



0 3 6 ft

PREPARED: 2024/10/21



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**23 Rancho Bay NW, Calgary, AB**

1st Floor Exterior Area 589.04 sq ft  
Interior Area 538.00 sq ft



0 3 6 ft

PREPARED: 2024/10/21



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