

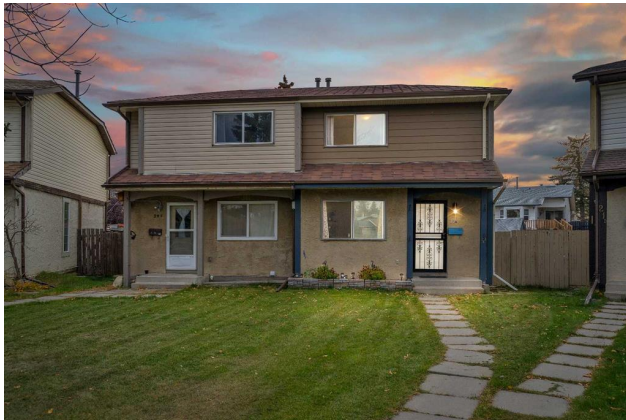


THE
A-TEAM

**RE/MAX
FIRST**

23A RANCHERO Bay, Calgary T3G 1B6

MLS®#: **A2181002** Area: **Ranchlands** Listing Date: **11/25/24** 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

26
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: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **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
Family Room	Main	13`5" x 17`10"	Kitchen	Main	6`7" x 12`11"
Dining Room	Main	10`8" x 12`2"	Bedroom - Primary	Upper	14`11" x 10`9"
Bedroom	Upper	7`10" x 14`3"	Bedroom	Upper	9`1" x 12`0"
4pc Bathroom	Upper	7`10" x 5`0"			

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

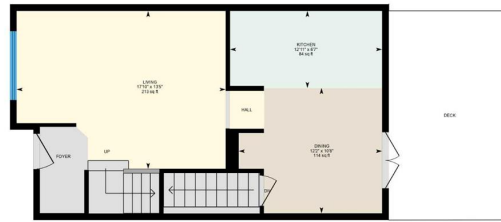






23 Rancho Bay NW, Calgary, AB

Main Floor Exterior Area 573.34 sq ft
Interior Area 520.00 sq 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 589.91 sq ft
Interior Area 538.00 sq ft



PREPARED: 2024/10/21



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