

1503 RANCHLANDS Way, Calgary T3G1N3

Utilities:

A2189099 Ranchlands 01/21/25 MLS®#: Area: Listing List Price: **\$548,000**

Status: **Active** County: Calgary None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: Year Built: 1978 Lot Information

Lot Sz Ar: Lot Shape:

Calgary

5,166 sqft Ttl Sqft:

Low Sqft: 975

Abv Saft:

Finished Floor Area

975

Access:

Lot Feat: Back Yard, Rectangular Lot Park Feat: **Carport, Single Garage Detached** DOM

11 Layout

4 (2 2) Beds: 2.0 (2 0) Baths: **Bi-Level**

Style:

<u>Parking</u>

Ttl Park: 2 1 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stucco, Wood Frame Flooring:

Sewer:

Private Yard Ceramic Tile, Laminate Ext Feat:

Water Source: Fnd/Bsmt: **Poured Concrete**

Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings

Kitchen Appl: Int Feat: No Animal Home, No Smoking Home

Room Information

Room Level Dimensions Room Level Dimensions Main **Bedroom - Primary** Main 13`10" x 11`0" **Bedroom** 10`4" x 11`8" **Living Room** Main 16`1" x 14`8" **Dining Room** Main 9`8" x 10`9" Eat in Kitchen Main 13`0" x 10`3" **Entrance** Main 6`8" x 4`11" Main 6`6" x 3`0" **4pc Bathroom** 5`0" x 7`8" Laundry Main **Family Room Bedroom Basement** 15`6" x 12`2" 13`2" x 9`9" Basement **Bedroom Basement** 12`7" x 9`4" Kitchen **Basement** 9`10" x 9`9" 4pc Bathroom **Basement** 5`0" x 9`4"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: **7711779**

Remarks

Pub Rmks:

Welcome to the vibrant community of Ranchlands! This property is an ideal residence, and ready for immediate occupancy. For first-time buyers, why settle for an apartment or townhouse when you can enjoy your own air-conditioned home, complete with a spacious, sunlit southwest-facing backyard and a single garage. The option for a fully self-contained living space downstairs makes this an affordable choice for your first home. For investors, the separate entrances for both levels, along with large windows, full kitchens, laundry facilities, and a dedicated garage and carport, offer excellent income potential. Although the existing suite is non-conforming, the R-CG zoning enhances future redevelopment possibilities and increases long-term value. This property is an excellent addition to your investment portfolio. Schedule your private viewing today!

Inclusions: None
Property Listed By: CIR Realty

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















