

# \$589,900 - 1171 Ranchlands Boulevard Nw, Calgary

MLS® #A2200672

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,128 sqft  
Residential on 0.09 Acres

Ranchlands, Calgary, Alberta

CALLING ALL FIRST TIME HOME BUYERS & INVESTORS - FULLY RENOVATED WITH ILLEGAL SUITE - OFFERING CLOSE TO 1600 SQFT OF LUXURIOUS LIVING SPACE WITH 4 BEDS, 2.5 BATHS & PARKING PAD PLUS RV PARKING (RARE FEATURE) - UPGRADES INCLUDE: NEW WINDOWS, NEW FLOORING & LIGHTING, FRESH PAINT, NEW KITCHENS WITH MODERN APPLIANCES, NEW WASHROOMS, NEW FEATURE WALL, NEW HOT WATER TANK, NEW SEPARATE ENTRANCE, SEPARATE LAUNDRIES AND MORE - Main floor offers a spacious family room with fireplace, half bath and new kitchen. On the upper level, you will find 3 well sized bedrooms, FULL bath and your first laundry feature! Now let us make our way to the highlight of this home, the ILLEGAL SUITE IN THE BASEMENT WITH WALK-UP ENTRANCE (MORTGAGE HELPER) - The illegal suite features a bedroom with its own ensuite, rec/living area and your SEPARATE LAUNDRY! This home is located on a HUGE LOT WITH A PARKING PAD & RV ACCESS & BACK LANE ACCESS! Set on a SW-FACING PIE LOT WITH 38FT OF WIDTH & ALLEY ACCESS, there's room to BUILD YOUR DREAM GARAGE! PRIME LOCATION! Steps from CROWFOOT CROSSING, LRT, SCHOOLS, PARKS & AMENITIES. FULLY RENOVATED | ILLEGAL SUITE WITH SEPARATE ENTRANCE | MOVE-IN READY! DON'T MISS THIS INCREDIBLE OPPORTUNITY" SCHEDULE A VIEWING



TODAY!

Built in 1977

### Essential Information

MLS® #	A2200672
Price	\$589,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,128
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1171 Ranchlands Boulevard Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1G4

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Driveway, RV Access/Parking

### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Pie Shaped Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	23
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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