

1116 Ranchlands Boulevard NW
Calgary, Alberta

MLS # A2165082



\$599,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,255 sq.ft.	Age:	1977 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Lower Suite - Dryer, Refrigerator, Stove, Hood Fan, Microwave, Blinds

Welcome to Ranchlands, where an exceptional investment opportunity awaits! This fully LEGAL SUITED bungalow is ready for you to move in, with a mortgage helper in the lower-level unit. Step inside from your beautifully renovated front deck into a spacious, open-concept living area filled with natural light from the south-facing windows. The kitchen offers all the amenities you need to prepare delicious meals, along with a built-in bench eating area to relax while dinner is cooking. The main level features a renovated primary bedroom and 2-piece ensuite bathroom with vinyl plank flooring, two additional bedrooms, main bathroom, and convenient in-suite laundry. Outside, you'll find an oversized double garage, a parking pad for the lower legal suite, and a separate entrance to the lower legal suite. The lower legal suite opens up to a spacious living area, private kitchen, two full-sized bedrooms, a 4-piece bathroom, and a laundry area neatly tucked away. Recent upgrades include a new garage door (2023), garage roof (2024), two furnaces and a hot water tank (2017), and new gutters/soffits (2024). Located in NW Calgary, Ranchlands is a family-friendly community offering easy access to Crowfoot Crossing shopping, schools, parks, and downtown. This is the investment opportunity you've been waiting for—schedule your exclusive tour today!