

23A Rancho Bay NW
Calgary, Alberta

MLS # A2174289



\$449,900

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,163 sq.ft.	Age:	1984 (40 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

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.