

**703 Ranchview Circle NW**  
**Calgary, Alberta**

**MLS # A2176519**



**\$605,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Ranchlands            |               |                   |
| <b>Type:</b>     | Residential/House     |               |                   |
| <b>Style:</b>    | Bungalow              |               |                   |
| <b>Size:</b>     | 1,045 sq.ft.          | <b>Age:</b>   | 1978 (46 yrs old) |
| <b>Beds:</b>     | 4                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad, Paved    |               |                   |
| <b>Lot Size:</b> | 0.13 Acre             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Now available in the sought after community of Ranchlands. This home is perfect of an investor or someone looking for an income property / Lot. Located in a quiet cul-de-sac, across the street from a park, this home is situated on LARGE corner lot. The home features 4 bedrooms and 3 bathrooms with a fully finished lower level. As you walk out the back you will find a large and quiet back yard to build a garage space with a ton of extra space. Location is prime, with a short few minute walk to Ranchlands community park, lots of schools and 2 min to Deerfoot and Crowchild Trail and lots of shopping and amenities!! This home is ready for a new owner and will not last long. Book your private showing before it's gone! PLEASE NOTE - Interior photos will be added once the contents in the home have been sold and removed.