

# \$574,900 - 1024 Ranchview Road Nw, Calgary

MLS® #A2260064

**\$574,900**

4 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

Welcome to this FULLY RENOVATED SPACIOUS semi-detached home with a fully permitted two bedroom LEGAL-SUITE (two bedroom) with SEPARATE LAUNDRY and SEPARATE ENTRANCE. As you drive up you will notice the newly poured LARGE CONCRETE DRIVEWAY and loads of spacing for your RV or boat. The rear of the house backs onto a street with parking, perfect for a tenant! Close to schools and playgrounds! Great for young families or an AMAZING INVESTMENT opportunity. Meticulously upgraded from top to bottom, showcasing NEW FLOORING, WINDOWS, EXTERIOR/INTERIOR DOORS, 2 NEW FURNACES with HOT WATER TANK, INTERIOR FINISHINGS, BATHROOMS and sleek contemporary lighting. The open-concept main level features a stylish kitchen equipped with NEW STAINLESS-STEEL appliances, a beautiful GAS STOVE with GRIDDLE seamlessly connecting to the bright living area with an electric FIREPLACE and dining area. Upstairs, two generously sized bedrooms and a beautifully updated three-piece bath provide comfortable family living. The lower levels offer two additional bedrooms with LARGE WINDOWS, another modern three-piece bath, and a spacious living area. This home needs nothing, as everything has been updated! Insulation has been added to the attic, plumbing lines to the basement, upper kitchen, exterior hose bibs are all new. The exterior has been painted! All NEW APPLIANCES (with the



expection of the basement laundry). A fenced yard and private deck create an inviting space for relaxation or summer gatherings, all set within a landscaped setting. Situated near parks, playgrounds, tennis courts, schools, and shopping, this move-in-ready home promises the very best of Ranchlands living. Book your showing today.

Built in 1978

**Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2260064                    |
| Price          | \$574,900                   |
| Bedrooms       | 4                           |
| Bathrooms      | 2.00                        |
| Full Baths     | 2                           |
| Square Footage | 881                         |
| Acres          | 0.08                        |
| Year Built     | 1978                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |
| Status         | Active                      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1024 Ranchview Road Nw |
| Subdivision | Ranchlands             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 1R9                |

**Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Concrete Driveway, Gravel Driveway, Parking Pad |

**Interior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows |
|-------------------|------------------------------------------------------------------------------|

|                 |                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Gas Range |
| Heating         | Fireplace(s), Forced Air, Natural Gas                                                         |
| Cooling         | None                                                                                          |
| Fireplace       | Yes                                                                                           |
| # of Fireplaces | 1                                                                                             |
| Fireplaces      | Electric                                                                                      |
| Has Basement    | Yes                                                                                           |
| Basement        | Full                                                                                          |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                           |
| Lot Description   | Back Yard, City Lot, Front Yard, Street Lighting |
| Roof              | Asphalt Shingle                                  |
| Construction      | Concrete, Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 35                   |
| Zoning         | M-C1 d33             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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