



GRASSROOTS
REALTY GROUP

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84 Ranchero Rise NW
Calgary, Alberta

MLS # A2320258



\$532,000

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,035 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, Unpaved		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan, Separate Entrance		

Inclusions: electric stove (2), refrigerator (2), dishwasher (1), microwave (1), washer/dryer (2), blinds, draperies,

OPPORTUNITY KNOCKS!! This fully finished duplex in the great community of Ranchlands is outfitted with a **LEGAL THREE BEDROOM BASEMENT SUITE**. Several great scenarios for buyers; **FIRST TIME HOME BUYERS** with legal suite income to help secure your mortgage, (pick your tenant) **INVESTMENT OPPORTUNITY** (close to University, SAIT & hospital) to increase your rental base and or a **MULTI-GENERATIONAL RESIDENCE** completely permitted for two families. The main floor has a large family sized living/dining room combination that is bright and open. There are large venting windows overlooking the **QUIET STREET** and **PLAYGROUND**. The step saving kitchen offers lots of upper and lower cabinets plus newer appliances. The stacking washer and dryer are in the kitchen area. A generous sized four piece bath is located next to the two bedrooms. The primary bedroom is large and will accommodate a king sized bedroom suite and the second bedroom will fit a queen sized bedroom suite. Laminate easy care flooring, updated lighting and a neutral light paint are great choices that make this home move in ready. The open floor plan leaves options for furniture placement. The lower level has a 3 bedroom legal suite with it's own private entrance. There is a common area as you enter the home for boots and shoes at the landing where you can either head upstairs to the main floor or to the lower level. The lower level has a four piece bathroom, an eat in kitchen area and a living room. The mechanicals were updated in 2024 when the Legal Basement Suite was added. There is lots of street parking as well as three additional parking spaces behind the house. Call your favorite realtor today!