



GRASSROOTS
REALTY GROUP

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7003 Ranchero Road NW
Calgary, Alberta

MLS # A2333471

\$459,900

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	5 Level Split, Attached-Side by Side		
Size:	1,230 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Many Trees		



Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Soaking Tub, Tray Ceiling(s)		

Inclusions: None

OPEN HOUSE SATURDAY, AUGUST 1ST & SUNDAY, AUGUST 2ND FROM NOON – 2 PM BOTH DAYS. Located in the established community of Ranchlands, this 2 bedroom, 5 level split townhome has had some updates & is ideal for an investment property or first time buyers. The main level has a spacious living room with access to the south facing deck & back yard. Just a few steps up is a bright kitchen with laminate flooring, crisp white cabinets, stainless steel appliances & casual dining area. A convenient 2 piece powder room completes the second level. The third level hosts a large primary bedroom while the fourth level includes the second bedroom & 4 piece main bath. Other notable features include new floors & fresh paint, furnace recently serviced, newer roof on the deck side of the house & the deck has also been re-sealed. Also enjoy the convenience of a single attached garage & sunny south back yard surrounded by mature trees. This home is located steps to a playground & Ranchero Park & close to Crowfoot YMCA, schools, shopping, public transit & easy access to Crowchild Trail, John Laurie Blvd, Nose Hill Drive & Sarcee Trail. Immediate possession is available!