



GRASSROOTS
REALTY GROUP

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1152 Ranchlands Boulevard NW
Calgary, Alberta

MLS # A2349606



\$575,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Stove in Basement, Dishwasher in Basement, Refrigerator in Basement, Microwave in Basement, Washer/Dryer in Basement

LEGAL BASEMENT SUITE makes this an outstanding investment opportunity or a great option for a first-time buyer looking for a mortgage helper! This five-bedroom home offers three bedrooms up and two down, with two completely self-contained living spaces, each with its own kitchen, bathroom, washer and dryer. Numerous renovations and updates have been completed over the years, including almost all newer windows, updated kitchens and bathrooms, flooring and more. The roof was replaced in 2021, and the home also features a newer furnace and hot water tank. Outside, there's a very good-sized DOUBLE DETACHED GARAGE plus a sizeable side yard offering plenty of additional outdoor space — ideal for a dog run, play area, garden or whatever suits your needs. All of this in an established NW Calgary community with excellent access to Crowfoot Crossing, the C-Train, schools, shopping, restaurants and major transportation routes. With five bedrooms, a legal suite, separate laundry facilities and a double garage, there's a lot of value packed into this property!