# \$599,900 - 7924 Ranchview Drive Nw, Calgary

MLS® #A2216050

# \$599,900

5 Bedroom, 3.00 Bathroom, 1,046 sqft Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

This well-maintained raised bungalow offers a bright, open layout with 3 bedrooms upstairs, including a primary with 2-piece ensuite. The main floor features hardwood throughout, fresh paint, a spacious living and dining area with a cozy wood-burning fireplace, and large windows that flood the home with natural light.

The lower level previously contained an illegal suite with 2 bedrooms, an office, full bath, and open kitchen/living space. While the stove and hood fan were removed, it's easily convertible to a legal suite under the new R-CG zoning.

Enjoy great curb appeal, mature landscaping, a charming front porch, fully fenced yard with patio and shed, and ample parking with a rear stall and corner lot street access. Walking distance to St. Rita and Ranchlands schools, and close to all amenities. A fantastic opportunity with strong value and future potential!

Built in 1980

## **Essential Information**

MLS® # A2216050 Price \$599,900

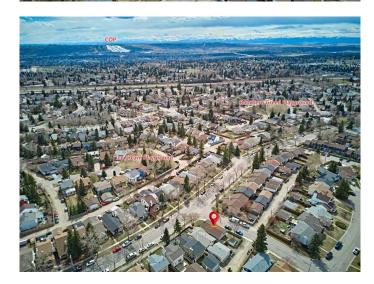
Bedrooms 5

Bathrooms 3.00

Full Baths 2
Half Baths 1







Square Footage 1,046 Acres 0.08 Year Built 1980

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 7924 Ranchview Drive Nw

Subdivision Ranchlands

City Calgary
County Calgary
Province Alberta
Postal Code T3G 1S9

## **Amenities**

Parking Spaces 1

Parking Driveway, Off Street, On Street

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Other, Storage

Lot Description Back Lane, Corner Lot, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 30th, 2025

Zoning R-CG

# **Listing Details**

Listing Office Classic Property Management & Realty Ltd

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