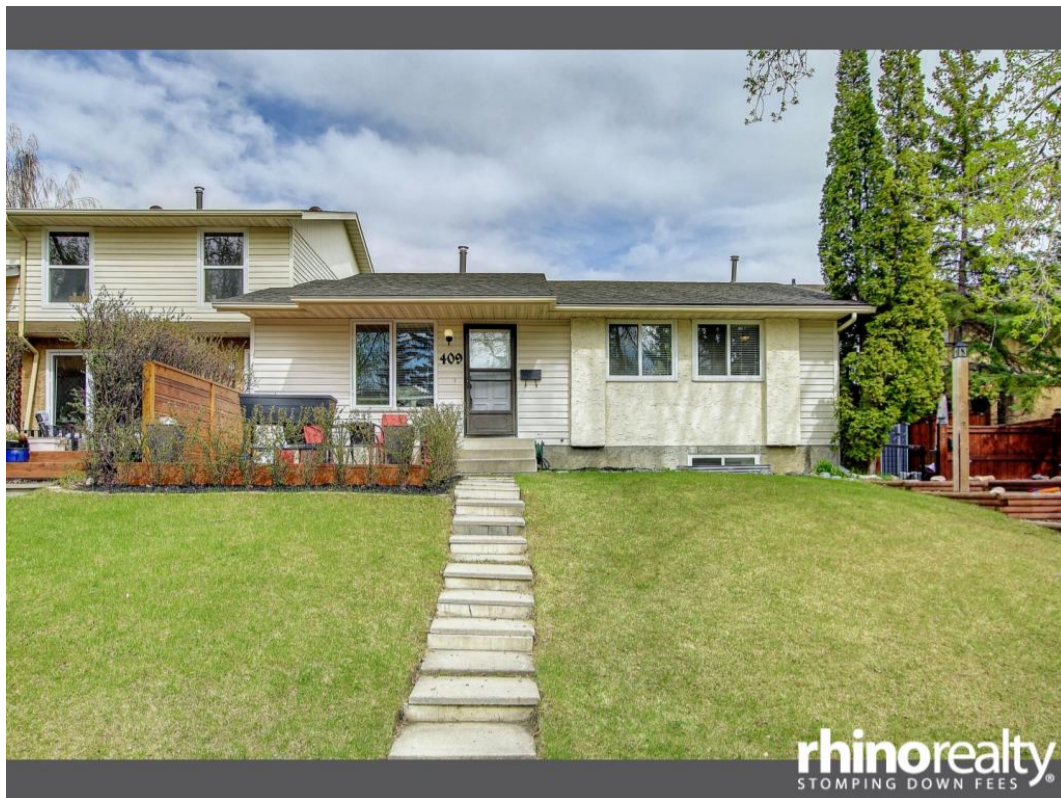




ID# 10801  
MLS®# A1218854

**\$439,900**



## Ranchlands 409 Ranchview Court NW Calgary

Other  
Bungalow  
Year Built: 1976



For additional information on this listing  
please call the Seller at:

**403-464-3111**

## Property Highlights

Perfect for investors or for those looking to finally get into the market! Located in a quiet cul-de-sac with a playground, this beautifully maintained & charming home has many valuable possibilities and options! This is a proven revenue property, always easily rented—a great opportunity for a first-time buyer to live up & rent down, or as a long-term investment. 2 separate units with their own entrances and laundry. The 3 bedroom upper level has hardwood laminate flooring, stainless steel appliances, large windows for a bright and open feel, a large kitchen, and a large west-facing deck to enjoy the afternoon sun. The lower level has a 2 bedroom illegal suite with a large kitchen, storage, full bathroom and new luxury vinyl floors. Good parking options with a triple parking pad in the rear and plenty of on-street parking in front. New...

[A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10801](https://rhinorealty.com/?ID=10801)



This Owner Participation client has chosen to deal directly with buyers, or buyer's agents, for all offers and negotiations. If you have viewed this property through the Seller, and now wish to submit an offer, please contact (or have your agent contact) the Seller directly at 403-464-3111.

All information is believed to be accurate, but is not guaranteed.  
Property information should be verified by the buyer and/or buyer's agent.



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