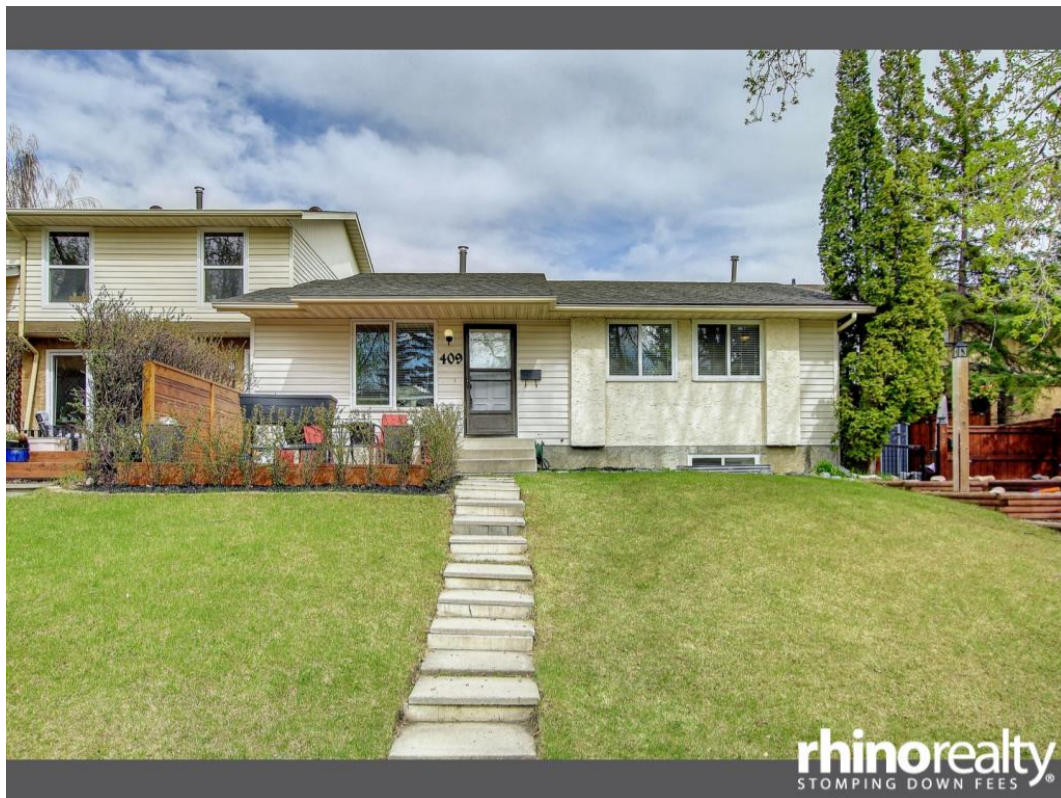




ID# 10801

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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PROPERTY DETAILS

\$439,900

ID# 10801
MLS®# A1218854

409 Ranchview Court NW
Calgary, AB T3G 1A7

GENERAL DETAILS

Community: Ranchlands
Property Type: Other
Style: Bungalow, attached
Year Built: 1976
of Finished Levels: 2
Sq Ft Above Grade: 1,035.40
Front Windows Face: West
Back Yard Faces: East

INTERIOR

Bedrooms: 2 total; 3 above grade; 2 below grade
Bathrooms: ; one 3-piece; one 4-piece

Basement: full, illegal suite, fully finished
Flooring: hardwood, tile, other
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: second refrigerator, electric stove, washer, dryer, dishwasher
Interior Features: no smoking, separate 2+ bedroom suite, separate entrance for suite

EXTERIOR

Exterior Finish: stucco, vinyl siding
Foundation: Concrete
Roof: Asphalt
Parking Type: parking pad (paved)
Total # of Parking Spots: 2
Location Attributes: cul-de-sac, fenced, fully landscaped, public transportation nearby, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: deck, fully fenced, private yard

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	10.96	3.3

Lot Shape: Irregular
Real Property Report Status: Check with Seller
Property Taxes: \$2,133.00,



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