

\$575,000 - 524 Ranchview Court Nw, Calgary

MLS® #A2225394

\$575,000

4 Bedroom, 3.00 Bathroom, 1,031 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

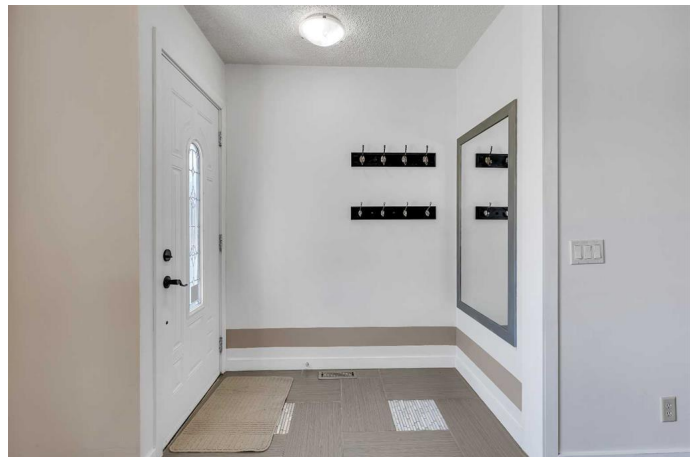
Unlock Opportunity in Ranchlands: A Fully Renovated Turn-Key Bungalow with Legal Suite!

Imagine the possibilities! This isn't just a house; it's a strategic investment, a perfect first home, or an ideal setup for students seeking proximity to the University. Nestled on a quiet cul-de-sac in desirable Ranchlands, this bungalow offers a unique chance to live up, rent down, or simply enjoy a fully upgraded, move-in-ready property.

Step inside and discover the meticulous quality of a top-to-bottom renovation. Everything here is recently new, ensuring your utmost comfort from day one. The bright and inviting main floor boasts three bedrooms, a convenient two-piece ensuite, a spacious living area, and a recently new kitchen with an eating area. Sliding doors lead directly to your recently new deck, perfect for enjoying sunny mornings or evening barbecues.

The lower level is a true gem: a completely self-contained, large one-bedroom legal suite with its own separate entrance. Flooded with natural light from generous windows, this suite offers a full kitchen and bathroom – an incredible income generator or an ideal space for extended family.

No detail has been overlooked in this renovation. You'll find a recently new roof,



recently new bathrooms, recently new fencing, a stylish two-tone kitchen, gleaming hardwood floors, elegant tiles, granite countertops, and recently new windows throughout. It's truly a turn-key home you'll appreciate and enjoy for years to come.

The location can't be beat. You're just moments from Crowfoot Centre, the LRT, excellent schools, and a variety of shopping options. This is more than a house; it's a smart move. Come see for yourself – the pictures and tour speak volumes!

Built in 1979

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225394 |
| Price | \$575,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,031 |
| Acres | 0.12 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 524 Ranchview Court Nw |
| Subdivision | Ranchlands |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 1R6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard, Forced Air, Natural Gas, Electric |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Basement |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Cul-De-Sac, Landscaped, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 6 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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