

1171 Ranchlands Boulevard NW  
Calgary, Alberta

MLS # A2165403



## \$424,900

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Ranchlands   |               |                   |
| <b>Type:</b>     | Residential/Duplex   |               |                   |
| <b>Style:</b>    | 2 Storey, Side by Side   |               |                   |
| <b>Size:</b>     | 1,133 sq.ft.   | <b>Age:</b>   | 1977 (47 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad  |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Pie Shaped Lot |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame        | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |      |

**Inclusions:** N/A

Handyman Special in the Heart of Ranchlands! Unlock the potential in this charming 2-storey home, located in the sought-after community of Ranchlands! With 1,133 sqft of living space above grade + a partially finished basement, this 3-bedroom property is perfect for those looking to renovate or rent out. Set on a generous SW-facing pie lot, you'll enjoy sunshine all day long and ample outdoor space. The backyard features 38ft of width, with alley access—ideal for building your dream garage. While this home needs some TLC, it's clean, bright, and bathed in natural light. Its location is unbeatable: just a short walk to Crowfoot Crossing, the Crowfoot LRT station, and steps from Rancho Park. Schools, shopping, and amenities are all within close reach, making it the perfect opportunity for families, investors, or anyone ready to create their dream home. Seize this opportunity to build equity and make it your own!