



## 1190 Ranchlands Boulevard Calgary Alberta

\$609,900

RARE OPPORTUNITY - FULLY RENOVATED HALF-DUPLEX IN RANCHLANDS - CLOSE TO GREEN SPACE - OVER 1900 SQ FT LIVING SPACE WITH 4 BEDS & 3 FULL BATHS - ILLEGAL SUITE IN THE BASEMENT WITH 2 BEDROOMS & FULL BATH - MAIN LEVEL OFFERS 2 BEDROOMS AND 2 FULL BATHS (ensuite included) - CENTRAL A/C - SEPARATE KITCHENS & LAUNDRIES - BALCONY FACING THE FRONT YARD, PARKING PAD - STUNNING FINISHING ALL AROUND WITH TONS OF UPGRADES INCLUDING: MULTIPLE FEATURE WALLS, QUARTZ COUNTERTOPS, NEW WINDOWS, FLOORING, LIGHTING, APPLIANCES, NEW WASHROOMS, NEW KITCHENS AND MORE! This home makes for a perfect starter home / investment property. AMAZING LOCATION: 10 minutes to U of Calgary, minutes to Crowfoot Crossing Plaza, easy access to Crowchild Trail NW, Sarcee Trail NW, John Laurie Blvd NW & Stoney Trail NW - giving you easy access to the rest of the city. (id:6769)

Recreational, Games room 15.92 Ft x 10.92 Ft

Kitchen 9.08 Ft x 11.08 Ft

Bedroom 10.92 Ft x 10.25 Ft

4pc Bathroom 8.75 Ft x 6.17 Ft

Bedroom 12.00 Ft x 10.58 Ft

Family room 15.58 Ft x 14.92 Ft

Kitchen 19.25 Ft x 8.50 Ft

4pc Bathroom 7.50 Ft x 7.92 Ft

Bedroom 10.33 Ft x 11.50 Ft

Bedroom 14.08 Ft x 11.50 Ft

3pc Bathroom 7.25 Ft x 3.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.sggrealestate.ca/>



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