



## 180 Ricardo Ranch Avenue Calgary Alberta

\$699,999

You will NOT find another income property like this! This is the INVESTORS DREAM and a "ONE-OF-A-KIND" floorplan, which can't be beat! This property can be sold as a half duplex (as listed) or as a full fourplex with the other side being available for sale as well!! Let me tell you why you'll never find another property this good! 1) Split furnace rooms! Imagine that! Each tenant has their own furnace room! Guess what happens when you split the furnace rooms? You have PLENTY ROOM FOR 2) THE BEST 2 BED 2BATH BASEMENT LEGAL SUITE ON THE MARKET! Spacious and inviting, you would never believe how smartly laid out this suite is! Tenants will ADORE it! 3) State of the art heating system which includes hot water on demand and IBC Air Handler home heating means you save money utilities! 4)Unbelievable upstairs featuring 4 bedrooms and 3 FULL BATHROOMS, which brings the entire home to a WHOPPING 6 BEDROOMS AND FIVE FULL BATHROOMS! The main floor bed and FULL BATH combo is perfect for aging parents and multi generational living. 5) Spacious lot with plenty of room for a garage and 6) just a hop, skip, and a jump from the gorgeous Logan's Landing pond and park! 7) All of this in the most tastefully decorated swanky light, white, and bright floorplan!!! Call today for your private showing! (id:6769)

3pc Bathroom 4.92 Ft x 8.08 Ft

4pc Bathroom 5.25 Ft x 7.83 Ft

Bedroom 10.42 Ft x 10.50 Ft

Bedroom 10.50 Ft x 12.08 Ft

Kitchen 10.50 Ft x 8.58 Ft

Recreational, Games room 12.33 Ft x 15.08 Ft

3pc Bathroom 4.92 Ft x 7.92 Ft

Dining room 12.67 Ft x 11.25 Ft

Kitchen 11.75 Ft x 15.75 Ft

Living room 11.75 Ft x 12.17 Ft

Office 11.17 Ft x 8.58 Ft

4pc Bathroom 8.67 Ft x 5.17 Ft

4pc Bathroom 4.92 Ft x 11.75 Ft

Bedroom 8.42 Ft x 13.17 Ft

Bedroom 8.33 Ft x 13.17 Ft

Bonus Room 9.00 Ft x 9.75 Ft

Primary Bedroom 11.83 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.vanderveenteam.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)