



# 110112 Ranchlands Crescent Calgary Alberta

\$620,000

Nestled in the heart of Ranchlands, this meticulously maintained bungalow is a fantastic investment opportunity OR the perfect starter home with a mortgage helper. Boasting a LEGAL basement suite, this property offers exceptional functionality and convenience, all within walking distance of the LRT, schools, and a host of amenities. The main floor was renovated in 2013 to upgrade the main and ensuite bathrooms, install commercial grade vinyl plank floor, and replace all interior doors. The spacious main floor layout includes 3 generous bedrooms (newer vinyl windows), 1.5 bathrooms, a large kitchen with ample cupboard/counter space, and living room complete with wood burning fireplace and large south facing windows (2018) providing tons of natural light. Downstairs, the bright and sunny one-bedroom, one-bathroom LEGAL suite offers its own charm, complete with brand-new carpet, extra large windows, and a separate HVAC system for reduced noise and smell transfer. With two furnaces, two hot water tanks (replaced in 2024), and a shared laundry room, this home ensures privacy and comfort for both living spaces. The exterior is just as impressive, featuring an oversized detached garage and recent upgrades, including newer fascia, eavestroughs, shingles on the garage and house, and modern vinyl windows. This property has been consistently rented out for the past 24 years, making it a solid choice for investors or homeowners looking for a reliable income stream. Don't miss your chance to own this versatile and well-cared-for property in a prime location. Schedule a viewing today and take possession of your new property before Spring! (id:6769)

Laundry room 11.67 Ft x 9.83 Ft

Furnace 6.00 Ft x 12.75 Ft

Living room 15.08 Ft x 12.67 Ft

Other 11.25 Ft x 16.08 Ft

Primary Bedroom 11.25 Ft x 12.67 Ft

2pc Bathroom 4.92 Ft x 4.58 Ft

Bedroom 7.92 Ft x 9.42 Ft

Bedroom 11.25 Ft x 8.92 Ft

4pc Bathroom 5.08 Ft x 7.50 Ft

Kitchen 9.08 Ft x 10.33 Ft

Living room 9.58 Ft x 22.42 Ft

Bedroom 10.58 Ft x 10.00 Ft

4pc Bathroom 6.83 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
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