



## 23 Rancho Bay Calgary Alberta

\$469,900

OPPORTUNITY knocks!!! NO CONDO fee!!! Don't miss it! Just 10 minutes to University of Calgary and 20 minutes to Downtown. Perfect for first time home owner buyer and a huge potential for an investment property. This is a three bedrooms duplex with a big & bright kitchen with an eating area and patio door leading out to a large deck for barbecue cooking, relaxing and entertaining. It has also a full basement awaiting for your creative ideas & development. This home is conveniently located close to Crowfoot mall & LRT, YMCA, library, school, playground, bus and other amenities. (id:6769)

Other 10.00 Ft x 12.25 Ft

Dining room 7.25 Ft x 10.00 Ft

Living room 17.83 Ft x 13.42 Ft

Primary Bedroom 10.67 Ft x 15.00 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Bedroom 7.83 Ft x 11.92 Ft

Bedroom 9.00 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
Greater Calgary Real Estate

**RE/MAX Realty Professionals**

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