



## 23 Rancho Bay Calgary Alberta

\$449,900

Calling all investors & first time home buyers - UPDATED half-duplex in a quiet cul-de-sac in Ranchlands WITH NO CONDO FEES - UPDATED LAMINATE FLOORING & UPDATED WASHROOM - Offering over 1100 sq ft of living space with 3 bedrooms and a FULL bath - LONG LOT WITH BACK LANE - PARKING PAD IN THE FRONT - Large deck with NEW RAILING (perfect for summer bbqs & gatherings) - Simple & functional floorplan with bigger windows allowing for lots of natural light into the home! Entering the main floor, you will find a large family room, spacious kitchen with a lovely dining beside it. The upper level offers 3 well sized bedrooms (master is significantly larger than the other 2 bedrooms) and a full bath. The basement is awaiting your added touch! Parking pad in the front of the home! Amazing location with easy access to Crowfoot Plaza & Melcor YMCA. Easy access to John Laurie Blvd NW, Crowchild Trail NW & Sarcee Trail NW! Lots of amazing features with this home. (id:6769)

Family room 13.42 Ft x 17.83 Ft

Kitchen 6.58 Ft x 12.92 Ft

Dining room 10.67 Ft x 12.17 Ft

Primary Bedroom 14.92 Ft x 10.75 Ft

Bedroom 7.83 Ft x 14.25 Ft

Bedroom 9.08 Ft x 12.00 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca