

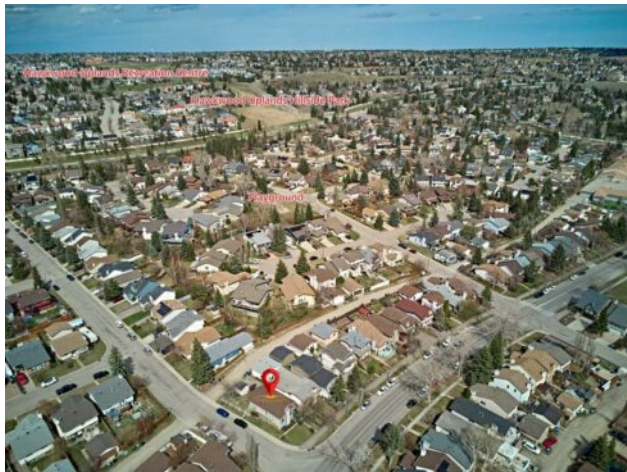


GRASSROOTS
REALTY GROUP

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7924 RANCHVIEW Drive NW
Calgary, Alberta

MLS # A2216050



\$599,900

Division:	Ranchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: .

This well-maintained raised bungalow offers a bright, open layout with 3 bedrooms upstairs, including a primary with 2-piece ensuite. The main floor features hardwood throughout, fresh paint, a spacious living and dining area with a cozy wood-burning fireplace, and large windows that flood the home with natural light. The lower level previously contained an illegal suite with 2 bedrooms, an office, full bath, and open kitchen/living space. While the stove and hood fan were removed, it's easily convertible to a legal suite under the new R-CG zoning. Enjoy great curb appeal, mature landscaping, a charming front porch, fully fenced yard with patio and shed, and ample parking with a rear stall and corner lot street access. Walking distance to St. Rita and Ranchlands schools, and close to all amenities. A fantastic opportunity with strong value and future potential!