



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**180 Ricardo Ranch Avenue SE  
Calgary, Alberta**

**MLS # A2230722**



**\$683,700**

<b>Division:</b>	Ricardo Ranch		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,765 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** N/A

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!