



GRASSROOTS
REALTY GROUP

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7802 Ranchview Drive NW
Calgary, Alberta

MLS # A2232685



\$615,000

Division:	Ranchlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,192 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Gentle Sloping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Separate Entrance, Stone Counters		

Inclusions: shed, fridge on 3rd level

Charming 4-Level Split Home on a Corner Lot in Ranchlands! Welcome to this beautifully maintained single-family home in the heart of Ranchlands, ideally located across the street from a school, perfect for families or investors alike! This spacious 4-level split offers a functional layout with room to grow, featuring new flooring, a bright and updated kitchen with granite countertops and stainless steel appliances. Enjoy the added bonus of a double detached garage, plus the potential for a secondary suite (illegal) — ideal for extended family or extra rental income (subject to city approval). The corner lot provides additional parking options and a sense of privacy rarely found in this price range. Don't miss this incredible opportunity in a family-friendly neighbourhood close to parks, schools, shopping, and transit.