



GRASSROOTS
REALTY GROUP

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1060 Ranchview Road NW
Calgary, Alberta

MLS # A2259813



\$349,900

Division:	Ranchlands		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	894 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d33
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Handyman Special! Investor Alert! This estate sale is one of the lowest-priced semi-detached homes in NW Calgary and offers incredible potential for the right buyer. A 4-level split with RMS above-grade 894 sq.ft. (main + upper floors) plus additional lower and basement levels for a total Exterior Area of 1,074 sq.ft. (including 136 sq.ft. finished below grade)., it's perfect for those wanting to add sweat equity or flip a home. While updates are needed, the layout, lot, and location make this an exciting opportunity: quiet street, private fenced yard with mature trees, side entrance to backyard with gas BBQ hookup, deck ready for refinishing, and paved off-street parking. All this within easy walking distance to schools, shopping, transit, and Crowfoot LRT. A rare chance to secure affordable ownership in a sought-after NW community.