180 Ricardo Ranch Avenue SE
Calgary, Alberta

MLS # A2264966

$675,000

Division:	Ricardo Ranch
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side
Size:	1,765 sq.ft.
Age:	2025 (1 yrs old)
Beds:	5
Baths:	5
Garage:	Alley Access, Parking Pad
Lot Size:	0.05 Acre
Lot Feat:	Back Lane, Back Yard, Level, No Neighbours Behind, Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed, Wood Frame	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-

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! 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 2 BATH 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!