

# \$599,900 - 7924 Ranchview Drive Nw, Calgary

MLS® #A2216050

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,046 sqft

Residential on 0.08 Acres

Ranchlands, Calgary, Alberta

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.

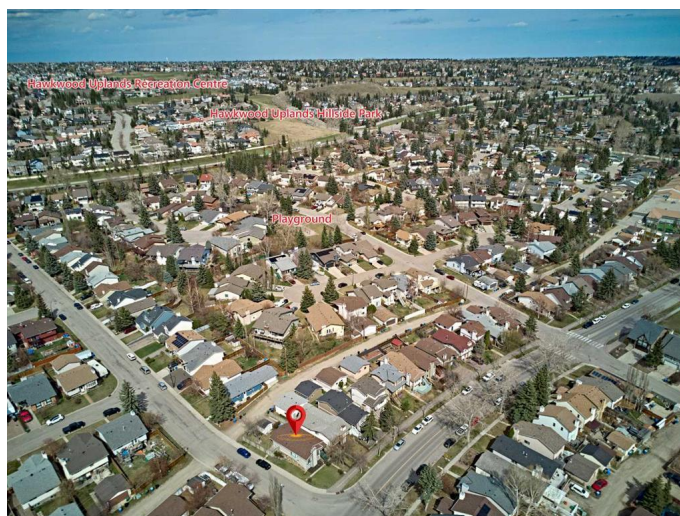
The lower level previously contained an illegal suite with 2 bedrooms, an office, full bath, and open kitchen/living space. While the stove and hood fan were removed, it's easily convertible to a legal suite under the new R-CG zoning.

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!

Built in 1980

## Essential Information

MLS® #	A2216050
Price	\$599,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,046
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7924 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1S9

### Amenities

Parking Spaces	1
Parking	Driveway, Off Street, On Street

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Storage
Lot Description	Back Lane, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	Classic Property Management & Realty Ltd
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