

\$575,000 - 524 Ranchview Court Nw, Calgary

MLS® #A2225394

\$575,000

4 Bedroom, 3.00 Bathroom, 1,031 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

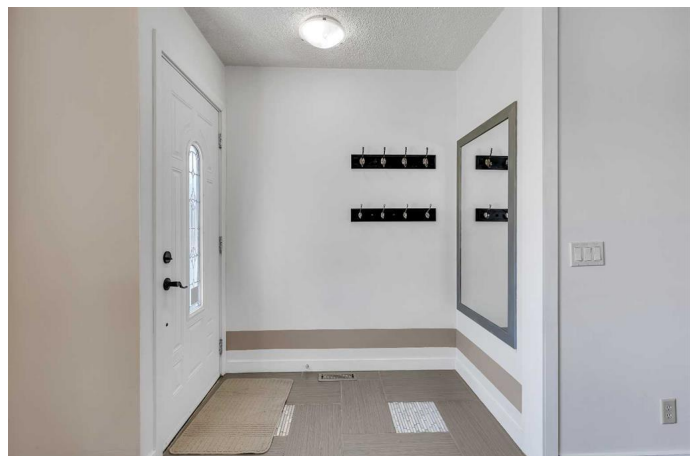
**** Open House this Saturday July 19th, 2025
from 2:00 Pm - 4:00 pm** Unlock Opportunity
in Ranchlands: A Fully Renovated Turn-Key
Bungalow with Legal Suite!**

Imagine the possibilities! This isn't just a house; it's a strategic investment, a perfect first home, or an ideal setup for students seeking proximity to the University. Nestled on a quiet cul-de-sac in desirable Ranchlands, this bungalow offers a unique chance to live up, rent down, or simply enjoy a fully upgraded, move-in-ready property.

Step inside and discover the meticulous quality of a top-to-bottom renovation. Everything here is recently new, ensuring your utmost comfort from day one. The bright and inviting main floor boasts three bedrooms, a convenient two-piece ensuite, a spacious living area, and a recently new kitchen with an eating area. Sliding doors lead directly to your recently new deck, perfect for enjoying sunny mornings or evening barbecues.

The lower level is a true gem: a completely self-contained, large one-bedroom legal suite with its own separate entrance. Flooded with natural light from generous windows, this suite offers a full kitchen and bathroom – an incredible income generator or an ideal space for extended family.

No detail has been overlooked in this



renovation. You'll find a recently new roof, recently new bathrooms, recently new fencing, a stylish two-tone kitchen, gleaming hardwood floors, elegant tiles, granite countertops, and recently new windows throughout. It's truly a turn-key home you'll appreciate and enjoy for years to come.

The location can't be beat. You're just moments from Crowfoot Centre, the LRT, excellent schools, and a variety of shopping options. This is more than a house; it's a smart move. Come see for yourself – the pictures and tour speak volumes!

Built in 1979

Essential Information

MLS® #	A2225394
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,031
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	524 Ranchview Court Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R6

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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