

1116 Ranchlands Boulevard NW  
Calgary, Alberta

MLS # A2165082



**\$599,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		

**Inclusions:** Lower Suite - Dryer, Refrigerator, Stove, Hood Fan, Microwave, Blinds

Welcome to Ranchlands, where an exceptional investment opportunity awaits! This fully LEGAL SUITED bungalow is ready for you to move in, with a mortgage helper in the lower-level unit. Step inside from your beautifully renovated front deck into a spacious, open-concept living area filled with natural light from the south-facing windows. The kitchen offers all the amenities you need to prepare delicious meals, along with a built-in bench eating area to relax while dinner is cooking. The main level features a renovated primary bedroom and 2-piece ensuite bathroom with vinyl plank flooring, two additional bedrooms, main bathroom, and convenient in-suite laundry. Outside, you'll find an oversized double garage, a parking pad for the lower legal suite, and a separate entrance to the lower legal suite. The lower legal suite opens up to a spacious living area, private kitchen, two full-sized bedrooms, a 4-piece bathroom, and a laundry area neatly tucked away. Recent upgrades include a new garage door (2023), garage roof (2024), two furnaces and a hot water tank (2017), and new gutters/soffits (2024). Located in NW Calgary, Ranchlands is a family-friendly community offering easy access to Crowfoot Crossing shopping, schools, parks, and downtown. This is the investment opportunity you've been waiting for—schedule your exclusive tour today!