

# \$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.

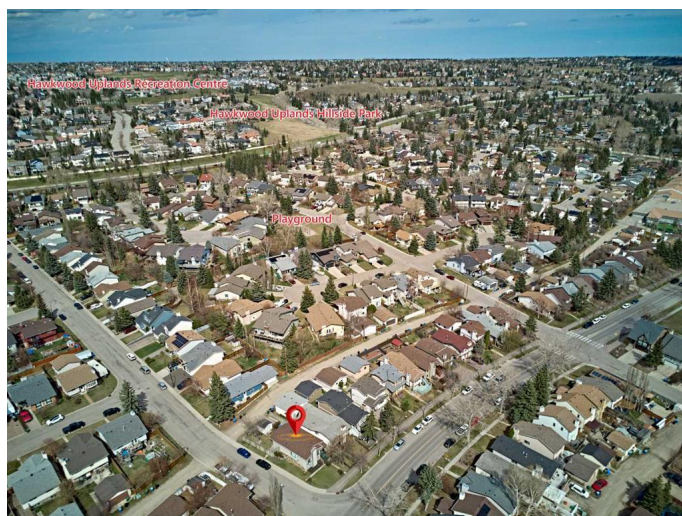
The lower level previously contained an illegal suite with 2 bedrooms, an office, full bath, and open kitchen/living space. While the stove and hood fan were removed, it's easily convertible to a legal suite under the new R-CG zoning.

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	2
Zoning	R-CG

## **Listing Details**

Listing Office	Classic Property Management & Realty Ltd
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.