

# \$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.

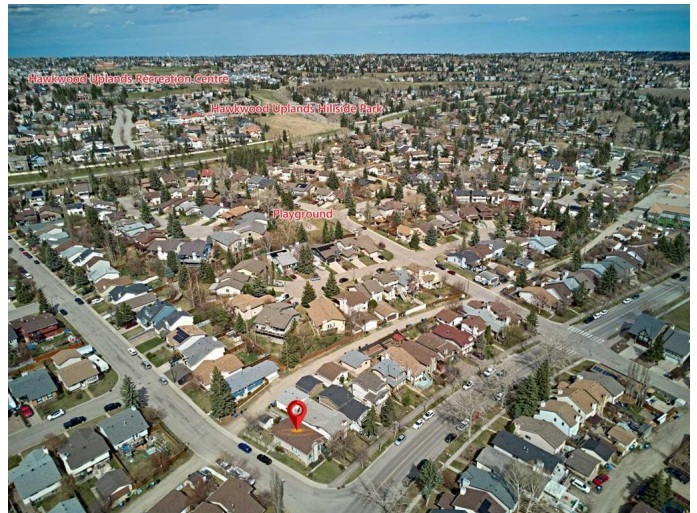
The lower level previously contained an illegal suite with 2 bedrooms, an office, full bath, and open kitchen/living space. While the stove and hood fan were removed, it's easily convertible to a legal suite under the new R-CG zoning.

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 | 5                |
| Zoning         | R-CG             |

### **Listing Details**

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

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