

**7915 Ranchview Drive NW  
Calgary, Alberta**

**MLS # A2279961**



# \$499,000

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to this beautiful bungalow in Ranchlands. with almost 1200 SF above grade, 3 bedrooms, spacious living space and functional galley kitchen, This detached house has some of the best value in the City for under \$600k. Basement is fully developed with an additional bedroom and a large rec area. There is a gravel parking pad in the back that is large enough to build a new double garage in the future. Book your showing today