

# \$615,000 - 7802 Ranchview Drive Nw, Calgary

MLS® #A2232685

**\$615,000**

4 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Charming 4-Level Split Home on a Corner Lot in Ranchlands!

Welcome to this beautifully maintained single-family home in the heart of Ranchlands, ideally located across the street from a school, perfect for families or investors alike! This spacious 4-level split offers a functional layout with room to grow, featuring new flooring, a bright and updated kitchen with granite countertops and stainless steel appliances.

Enjoy the added bonus of a double detached garage, plus the potential for a secondary suite(illegal)â€”ideal for extended family or extra rental income (subject to city approval). The corner lot provides additional parking options and a sense of privacy rarely found in this price range.

Donâ€™t miss this incredible opportunity in a family-friendly neighbourhood close to parks, schools, shopping, and transit.

Built in 1980

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2232685  |
| Price      | \$615,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Square Footage | 1,192         |
| Acres          | 0.12          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7802 Ranchview Drive Nw |
| Subdivision | Ranchlands              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G1X8                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Bar, Separate Entrance, Stone Counters                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Wood Burning                                                                          |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Entrance, Private Yard        |
| Lot Description   | Back Lane, Corner Lot, Gentle Sloping |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding                          |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 18              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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