

# \$610,000 - 7802 Ranchview Drive Nw, Calgary

MLS® #A2232685

**\$610,000**

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.

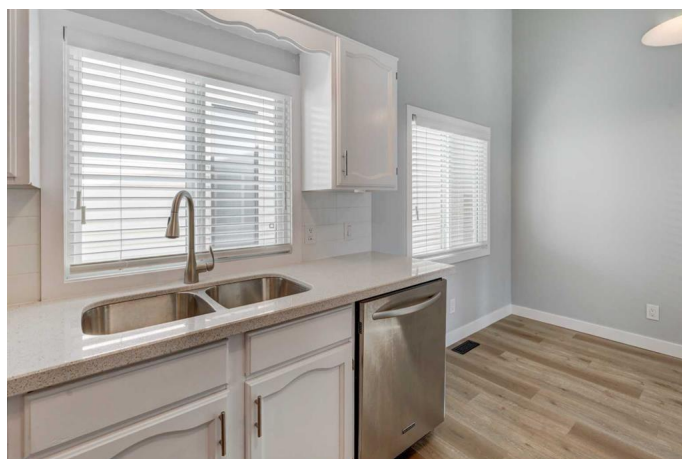
Enjoy the added bonus of a double detached garage, plus the potential for a secondary suite(illegal)â€”ideal for extended family or extra rental income (subject to city approval). The corner lot provides additional parking options and a sense of privacy rarely found in this price range.

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	\$610,000
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	30
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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