

# \$629,900 - 56 Ranchero Rise Nw, Calgary

MLS® #A2208441

**\$629,900**

4 Bedroom, 2.00 Bathroom, 1,013 sqft  
Residential on 0.09 Acres

Ranchlands, Calgary, Alberta

Fantastic Investment Opportunity with Legal Suite in Ranchlands!

Well-maintained and thoughtfully upgraded, this detached home sits on a quiet street across from a playground in the desirable northwest community of Ranchlands. Located on a corner lot with easy access to a back laneway, this property offers plenty of surrounding parking and is perfect for both investors and multi-generational living.

Recent updates include:

Roof replaced, basement legal secondary suite, vinyl flooring, new fence with front and back gates (2001)

Insulation upgraded to R-50 value (2023)

New storage shed (2024)

Furnace and vents professionally cleaned (2025)

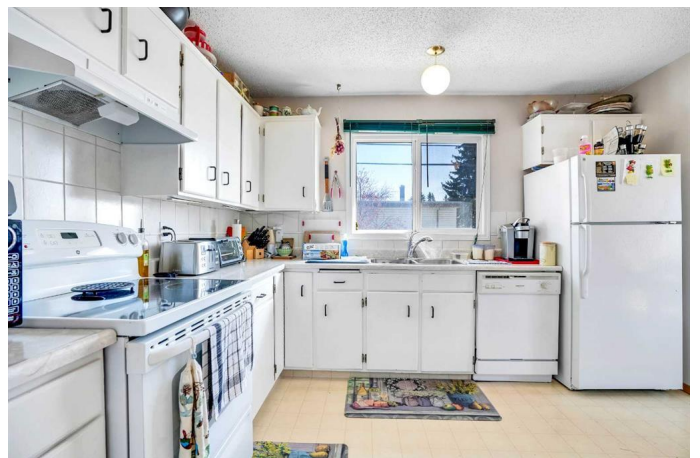
Both the upper and lower suites feature:

2 bedrooms, 1 bathroom

Separate laundry

Kitchen, dining area, and living room

The upper unit includes a deck off the living



room

The lower suite includes approx. 108 sq. ft. of storage space

Shared main floor foyer entry

Currently rented to wonderful long-term tenants, the home generates strong income, with rents including utilities.

Located within walking distance to Crowfoot Centre, two elementary schools, and surrounded by greenspaces, Ranchlands offers great access to amenities, playgrounds, and walking paths—“an ideal location for tenants or homeowners alike.

Don't miss this turn-key investment property with a legal suite in a sought-after location!

Built in 1978

### **Essential Information**

MLS® #	A2208441
Price	\$629,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	56 Ranchero Rise Nw
Subdivision	Ranchlands
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G1E2

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

### **Interior**

Interior Features	Kitchen Island, Storage, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Playground, Private Yard, Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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