

\$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)

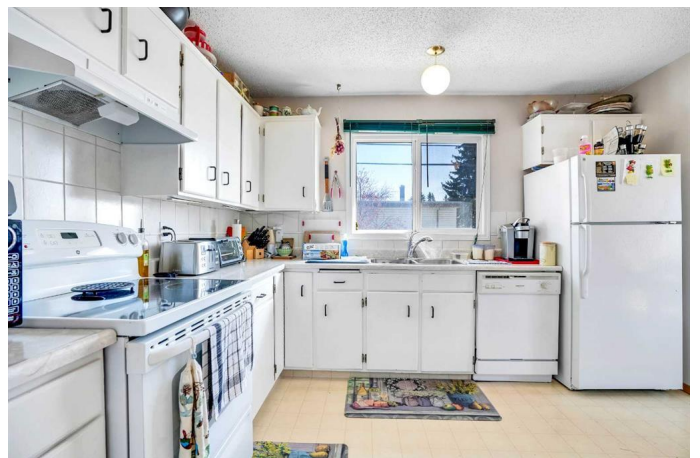
Both the upper and lower suites feature:

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 | 5 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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