

# \$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.

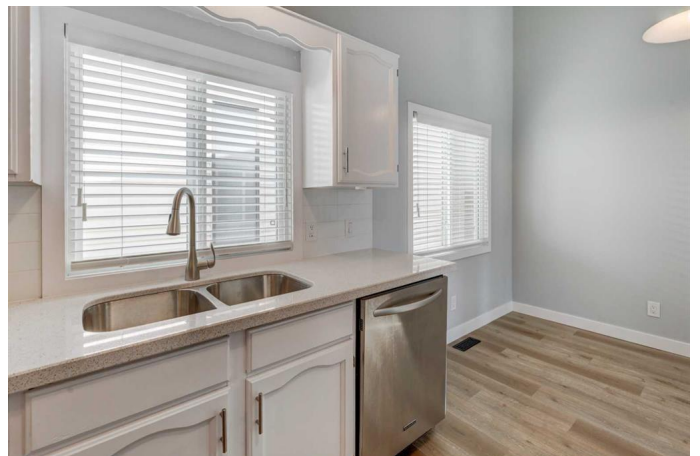
Enjoy the added bonus of a double detached garage, plus the potential for a secondary suite(illegal)â€”ideal for extended family or extra rental income (subject to city approval). The corner lot provides additional parking options and a sense of privacy rarely found in this price range.

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	16
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.