

# \$683,700 - 180 Ricardo Ranch Avenue Se, Calgary

MLS® #A2230722

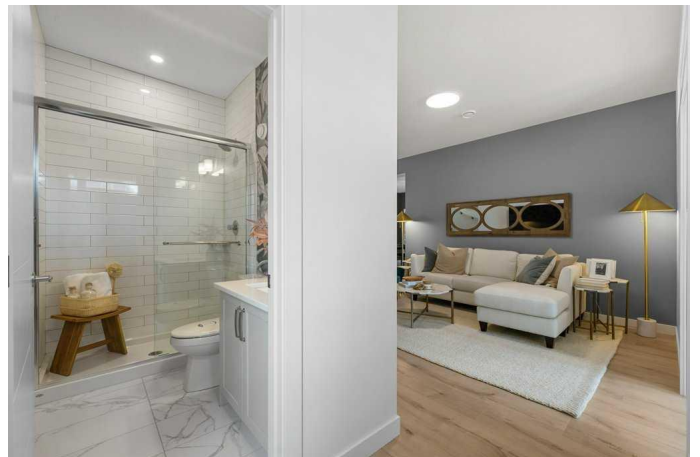
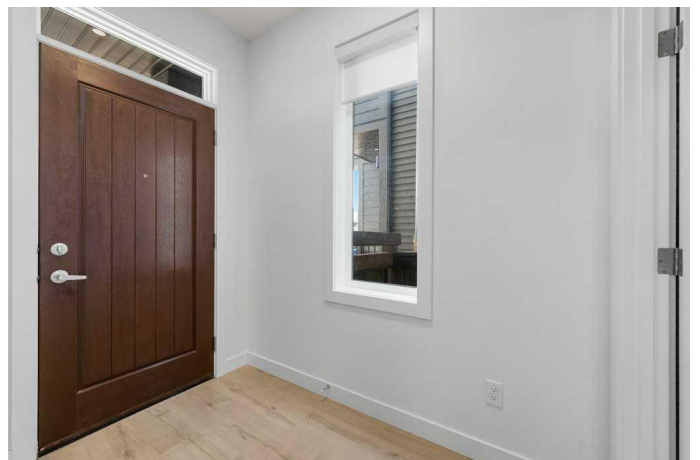
**\$683,700**

5 Bedroom, 5.00 Bathroom, 1,765 sqft  
Residential on 0.05 Acres

Ricardo Ranch, Calgary, Alberta

You will NOT find another income property like this! This is the INVESTORS DREAM and a "ONE-OF-A-KIND" floorplan, which can't be beat! This property can be sold as a half duplex (as listed) or as a full fourplex with the other side being available for sale as well! Let me tell you why you'll never find another property this good! 1) Split furnace rooms! Imagine that! Each tenant has their own furnace room! Guess what happens when you split the furnace rooms? You have PLENTY ROOM FOR 2) THE BEST 2 BED 2BATH BASEMENT LEGAL SUITE ON THE MARKET! Spacious and inviting, you would never believe how smartly laid out this suite is! Tenants will ADORE it! 3) State of the art heating system which includes hot water on demand and IBC Air Handler home heating means you save money utilities! 4)Unbelievable upstairs featuring 4 bedrooms and 3 FULL BATHROOMS, which brings the entire home to a WHOPPING 6 BEDROOMS AND FIVE FULL BATHROOMS! The main floor bed and FULL BATH combo is perfect for aging parents and multi generational living. 5) Spacious lot with plenty of room for a garage and 6) just a hop, skip, and a jump from the gorgeous Logan's Landing pond and park! 7) All of this in the most tastefully decorated swanky light, white, and bright floorplan!!! Call today for your private showing!

Built in 2022



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2230722               |
| Price          | \$683,700              |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 1,765                  |
| Acres          | 0.05                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 180 Ricardo Ranch Avenue Se |
| Subdivision | Ricardo Ranch               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 3Z5                     |

## Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Other, Park               |
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

## Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer                                                                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                                                      |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Level, No Neighbours Behind, Rectangular Lot |
| Roof            | Asphalt Shingle                                                    |
| Construction    | Wood Frame, Mixed                                                  |
| Foundation      | Poured Concrete                                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 58              |
| Zoning         | R-Gm            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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