

# \$699,999 - 180 Ricardo Ranch Avenue Se, Calgary

MLS® #A2230722

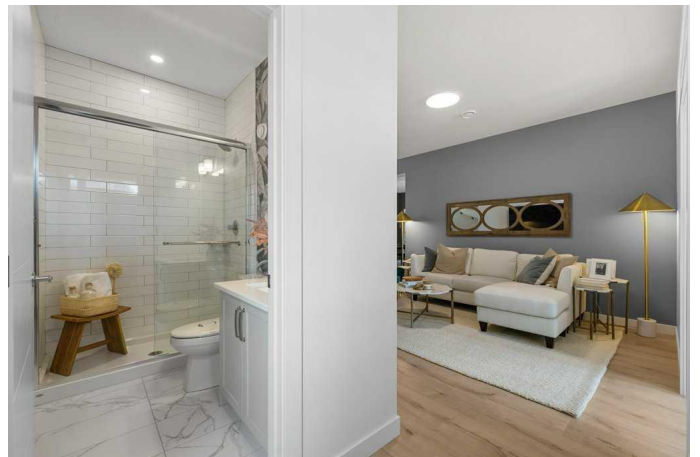
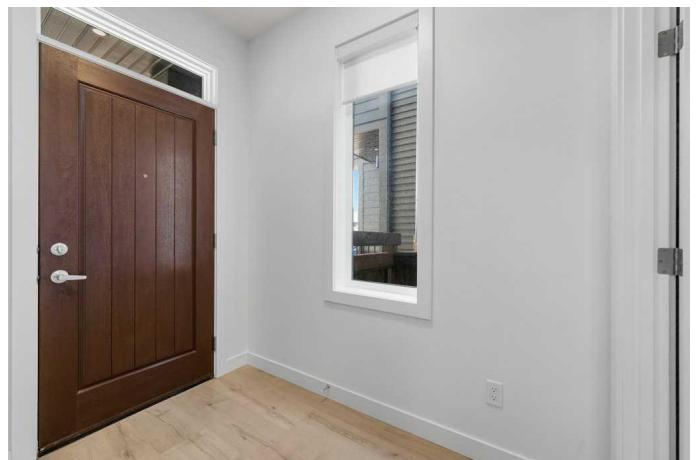
**\$699,999**

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

Wolf Willow, 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	\$699,999
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	Wolf Willow
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
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Lot Description	Back Lane, Back Yard, Level, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	12
Zoning	R-Gm

### **Listing Details**

Listing Office	eXp Realty
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