



**Tao Guo**  
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**Calgary/Ranchlands**

**1313 RANCLANDS RD NW**

**\$259,800**

Semi Detached

- Style:** 5 Lvl Split
- Bedrooms:** Above: 2 / Ttl: 2
- Bathrooms:** Full: 1 / Half: 1
- Rooms Above:** 5
- Floor Area:** 107 SqM / 1,151 SF
- Year Built:** 1977
- Taxes:** \$1,428 / 2012
- Possession:** 14/neg



**NEW PRICE IN EFFECT!!!** An Attached home with **NO FEES!** Just Listed across from the Park with a West Backyard & Fenced. A Stunning newer 4 piece Bathroom, Super-Huge Master with a retreat on the 4th level. Spacious second Bedroom on the 5th level. Large Living room with a Corner Fireplace, Kitchen with an eating area and newer tile flooring & seperate Dining Room. These units do not come on the market often, check this one out..close to Crowfoot Shopping Center & plenty of amenities. Call your Favourite agent to view!

- Goods Included:** Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Opener-1 Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
- Features:** Balcony, Deck
- Parking:** Enclosed: 1 Total: 4 Single Garage Attached
- Amenities:** None

