



**6909 Ranchero Road NW  
Calgary, Alberta**

**MLS # A2302172**



**\$419,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Separate Entrance		

**Inclusions:** N/A

Incredible opportunity to own this lovely updated 3 bedroom + 1.5 bathroom 5-level split townhome with NO CONDO FEES. Perfect family home or investment property. Offers a blend of both space and function. Private, fenced back yard and a FANTASTIC LOCATION with a greenbelt, greenspace with playground tucked just in behind. Spacious living room is filled with natural light from the large windows and sliding doors that flow effortlessly onto a large deck that overlooks a fenced backyard &mdash; perfect for relaxation or entertaining family & friends. The functional kitchen is both bright and airy features ample cabinet storage and counter space and is open to the dining area with a large pantry and access to a private balcony. A powder room completes this level. On the upper 2 levels you will find a 4-piece bathroom and 3 generously sized bedrooms including a large primary suite, ample storage + a full bathroom. Oversized single attached garage with additional driveway parking. The unfinished basement has the laundry area, lots of storage and WALK UP / OUT access to the back yard. Tranquil location offering easy access to both Dalhousie & Crowfoot LRT Stations, amenities, restaurants, grocery stores, major routes and walking distance to schools. This home checks all the boxes!