



**6909 Ranchero Road NW
Calgary, Alberta**

MLS # A2302172



\$450,000

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

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

Inclusions: N/A

OPEN HOUSE Sunday, May 17th 2:30 - 4:30. 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 — 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!