



GRASSROOTS
REALTY GROUP

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20, 6503 Ranchview Drive NW
Calgary, Alberta

MLS # A2316087



\$299,000

Division:	Ranchlands		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,063 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 546
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1 d65
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

OPPORTUNITY KNOCKS IN RANCHLANDS! Bring your tools, your vision, and your imagination! This 3-bedroom END UNIT townhouse in the established Parkside Place complex (RANCHLANDS) offers an exceptional opportunity for renovators, investors, flippers, or buyers looking to build substantial sweat equity. (Last end unit sale in here: \$382/Aug 2025 -- they don't come up often) With approximately 1,063 sq. ft. above grade plus a partly finished basement (bathroom), this home presents a rare chance to purchase in a desirable NW Calgary community at a price that reflects the work required. The property requires significant updating and renovation but offers tremendous upside potential for those willing to roll up their sleeves. The functional floor plan features a kitchen / dining nook at the front of the home, a spacious living room with a wood-burning fireplace overlooking the private fenced yard. Upstairs you'll find three bedrooms and a full family bathroom. The unfinished basement provides ample storage space and future development potential. As an end unit, the home benefits from additional privacy and natural light. An assigned parking stall (#27) is located nearby, while condo fees include water and sewer, etc. Residents enjoy a well-managed complex close to schools, parks, off-leash areas, transit, shopping, Crowfoot amenities, and major transportation routes. Whether you're an investor seeking your next project, a contractor looking for a value-add opportunity, or a buyer hoping to create a home tailored to your own style, this property offers exceptional potential. Renovated units within the complex have demonstrated the value that can be achieved with thoughtful improvements. Property is being sold as-is, where-is. Opportunities like this don't come along often—bring your imagination and discover the possibilities.

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