



GRASSROOTS
REALTY GROUP

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6506 Ranchview Drive NW
Calgary, Alberta

MLS # A2316848



\$459,900

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,109 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Street Lighting, Treed		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Storage, Track Lighting		

Inclusions: N/A

Renovated Bungalow | 3 Bed Up | Illegal Suite | Tree-lined Street | No Condo Fees Welcome to this beautifully updated bungalow tucked away on a quiet street in the heart of Ranchlands. Situated on a rectangular lot with mature trees and a private backyard, this home offers an incredible combination of space, flexibility, and long-term value in one of NW Calgary's most established communities. The bright main level features oversized windows, brand new flooring and paint, and an open, functional layout filled with natural light. The spacious living room offers plenty of space for entertaining or relaxing, and the refreshed kitchen offers easy access to the back deck. Three well-sized bedrooms and a full bathroom complete the upper level. The home has seen numerous updates over the years, including flooring, paint, lighting, kitchen improvements, bathrooms, and more. Downstairs, the fully developed basement offers excellent versatility with a second kitchen, large recreation/living space, full bathroom, oversized bedroom, dedicated laundry, and additional storage, ideal for extended family, multi-generational living, or utilizing the illegal basement suite for rental potential. Outside, enjoy a large backyard with mature landscaping, a storage shed, deck, and plenty of room for kids, pets, or future garage development. Located just minutes from Crowfoot Crossing, schools, parks, off-leash areas, transit, and major routes, this is a fantastic opportunity for families, investors, or buyers looking for flexibility in a move-in-ready home.