



GRASSROOTS
REALTY GROUP

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15, 6503 Ranchview Drive NW
Calgary, Alberta

MLS # A2330561



\$350,000

Division:	Ranchlands		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,065 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 546
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: Window Coverings

This lovely END UNIT, boasts the BIGGEST OUTDOOR SPACE in complex and it is PRICED TO SELL! Your new home in "Parkside Place" enjoys a massive yard wrapped in mature trees offering summer shade and year-round privacy. You'll enjoy the NEW FENCING completed this year as the morning sun pours onto the spacious EAST-FACING DECK. Your large GARDEN SHED provides additional storage often difficult to find in townhouse living. With an OFF-LEASH DOG PARK right next to the complex and in a PET-FRIENDLY complex, this home is perfect for dog lovers and young families. Inside you'll find a FRESHLY PAINTED 3-bedroom home fully developed across three levels that is move-in ready. Anchored by a cozy BRICK WOOD-BURNING FIREPLACE in your spacious living room. All three bedrooms are located upstairs alongside a full 4-piece bath, while the FULLY DEVELOPED BASEMENT expands the living space with a large family room and a full 3-piece bath with shower—ideal for movie nights, guests, a home office, gym, or teenagers wanting their own space. IN-UNIT LAUNDRY and a FURNACE REPLACED LAST YEAR provide added peace of mind. The oversized utility closet also offers a workspace and additional cabinet space; this home has got you covered for STORAGE! TWO PARKING STALLS complete the package—one assigned stall included in the condo fees plus a second leased stall ~ \$40/month. Steps from schools, parks, and pathway-connected green space, you're also minutes from the LRT and CROWFOOT CROSSING. Yards like this are very difficult to find in townhouse living — BOOK YOUR SHOWING before someone else's dog claims it!