



GRASSROOTS
REALTY GROUP

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84, 6915 Ranchview Drive NW
Calgary, Alberta

MLS # A2332707



\$355,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,148 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Garden, Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: none

Separate side entrance to the partially developed basement, all windows replaced, newer refrigerator, updated bathtub, and new furnish (2022). Make this Ranchlands townhouse an excellent opportunity for first-time buyers, growing families, and investors alike. Offering 1,147 sq. ft. above grade plus a partially developed basement, this well-maintained home features 4 bedrooms and 1.5 bathrooms. The bright and functional main floor offers a spacious living room, a well-designed kitchen with plenty of cabinet and counter space, and a generous dining area that's perfect for family meals and entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms and a full bathroom featuring an updated bathtub. The fully developed basement, accessible through its own separate side entrance, adds valuable living space with a fourth bedroom, a versatile flex room ideal for a family room, home office, or gym, and a dedicated laundry area. Located in the desirable community of Ranchlands, this home is close to schools, parks, walking paths, off-leash areas, shopping, public transit, the LRT, and all major amenities. Low condo fees include water, sewer, garbage collection, snow removal, exterior maintenance, reserve fund contributions, and assigned parking. This move-in-ready home offers exceptional value in a well-established northwest Calgary neighbourhood.