



GRASSROOTS
REALTY GROUP

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110, 6315 Ranchview Drive NW
Calgary, Alberta

MLS # A2335858



\$299,900

Division:	Ranchlands		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions:	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
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Welcome home to this bright and beautifully updated main-floor condo in the sought-after Ranchview Vistas complex. Step inside to an inviting, open layout featuring fresh, neutral paint, elegant hardwood floors, and brand-new carpets in both bedrooms. The heart of the home centers around a spacious living room and a stylish kitchen complete with sleek black appliances and quartz countertops—perfect for daily meals or entertaining guests. The versatile den, fully equipped with a built-in desk and cabinetry, offers an ideal home office or cozy flex space. Both bedrooms are generously sized, complemented by two spa-inspired bathrooms featuring a relaxing soaking tub in one and a modern glass-enclosed shower in the other. Enjoy easy outdoor living on your private balcony, complete with a BBQ hookup. Titled parking and an assigned storage unit add ultimate convenience. Perfectly located in NW Calgary with quick access to transit, shopping, parks, and major routes. Move-in ready and waiting