

# \$399,000 - 64, 6915 Ranchview Drive Nw, Calgary

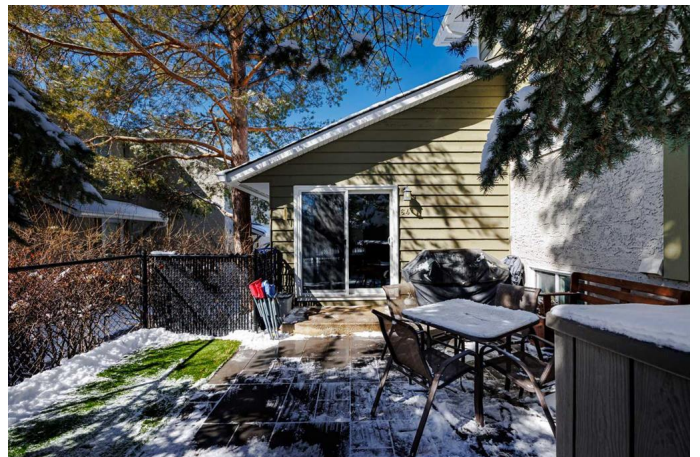
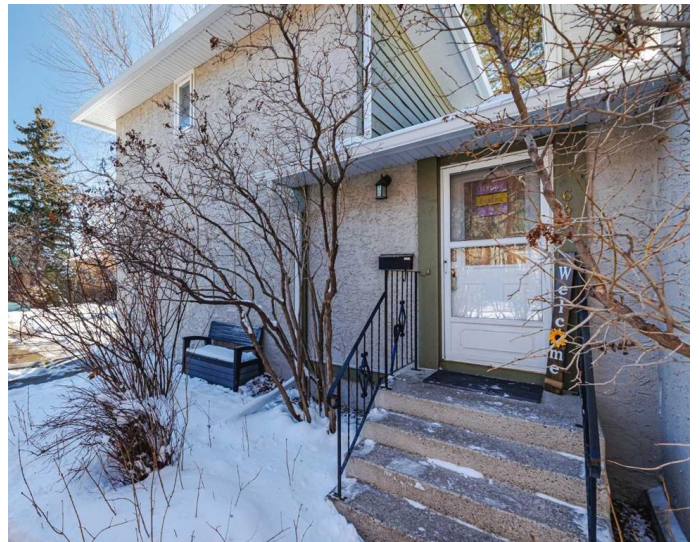
MLS® #A2208801

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,111 sqft  
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to this beautiful and spacious End-Unit townhome in the heart of Ranchlands. One of the best locations in the complex, this property offers 3 bedrooms, 1.5 bathrooms and nearly 1600 sq ft of developed living space. When you enter the home, you will be greeted by an airy, open concept layout with south-facing windows that allow plenty of natural light. The centrally located kitchen features a breakfast bar for additional seating, ample cabinets for storage and generous counter space for your meal prep. The kitchen and adjacent dining area overlook the split-level living room; making this the perfect space for entertaining friends and family. A convenient main floor Bedroom (or office) and 2-piece bathroom complete this floor. The upper level offers 2 bedrooms, each with its own double closets, south facing windows and newer soft and cozy carpet underfoot. There is also an updated 4 piece bathroom with bathtub and glass shower surround. Walking downstairs, the basement is fully developed and makes a great space for an additional rec space, TV room, playroom, or future bedroom with the already completed closet and egress window. There is ample storage space in the large utility room and spacious crawl space. The gem of this property is the private, fully landscaped, completely fenced, south-facing backyard patio. The low-maintenance set up features beautiful paving stones and artificial turf - amazing for pet owners. You will get to enjoy many summer evenings soaking up the



sun in this wonderful space. This end-unit townhome is also located beside a large greenspace and away from the parking stalls, making it the best location in the whole complex! Centrally located in the desirable neighborhood of Ranchlands, this home provides easy access to the numerous nearby amenities, along with quick access to Crowchild Trail for your daily commute. This property offers incredible value and opportunity to enjoy the perks of lock and leave townhome living, with a serene yard and great location! Book your showing now!

Built in 1979

### **Essential Information**

MLS® #	A2208801
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,111
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

### **Community Information**

Address	64, 6915 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R8

### **Amenities**

Amenities	Clubhouse, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Paved, Stall

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Close to Clubhouse, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	2
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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