

\$350,000 - 173, 6915 Ranchview Drive Nw, Calgary

MLS® #A2089081

\$350,000

4 Bedroom, 2.00 Bathroom, 1,032 sqft
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

4 BEDROOMS, 1.5 BATH & MOVE IN BEFORE CHRISTMAS! Perfectly situated in a quiet, well-cared-for complex in Ranchlands. When you first arrive at your new home, you will notice all of the privacy that this home offers " including a large back deck, and WEST FACING backyard for your exclusive use " perfect for the kids to play and enjoy with friends and family in the summer! The tour of this home will seem endless, as this home offers over 1,400 sq feet of developed & usable living space. When you enter the home, you will surely be impressed with the freshly painted walls and the new flooring throughout " including the beautiful new carpet! The large, updated kitchen will draw you in, with visions of creating all of the delicious meals that you can prepare in your bright and spacious kitchen, with updated appliances, cupboards, sink, and countertops. Unlike some of the other townhomes in this complex, this home boasts the most superior layout " offering a larger kitchen and dining room, complete with plenty of natural sunlight that shines through. The living room is spacious and bright with sliding glass doors that lead out to the deck and backyard. You will thoroughly enjoy your morning coffee on your large deck while looking over your private yard " a rare find for townhomes these days! The main level of the home is complete with a 2-pc powder room bathroom. Upstairs there are 3 large bedrooms. The Primary bedroom in this home is HUGE and will allow you to



enjoy a King-sized bed + plenty of other bedroom furniture. The Primary bedroom will be an amazing place to wake up, as you can gaze out the west-facing window and take in the breathtaking views of the Rocky Mountains. There are two additional generous-sized bedrooms, perfect for the kids or home office and/or guest room. The top level is finished off with a full bathroom. You will be impressed at how much value you get from this home, as the basement is also fully finished, offering yet ANOTHER bedroom for a total of 4 bedrooms! The lower level would be perfect for a teenager or young adult, as it features a large Family / Games Room, once again “ where you will truly enjoy the plush new carpets. The lower level is complete with your laundry room/storage, and you will be happy to see a high-efficiency furnace that will run for years to come + a brand new water tank (2023)- which will help keep the energy costs down in your new home! The complex featuring this wonderful home is located within walking distance of plenty of bike paths, parks, and schools. Nearby there are also TONS of shopping, restaurants, coffee shops, a movie theatre and so much more the list is endless! You will never have to stray far from home to do any of your errands or enjoy the many activities available in and around the community. The affordable condo fees also include water, wastewater, garbage/recycling/compost. Book your showing before it's too late!

Built in 1979

Essential Information

MLS® #	A2089081
Price	\$350,000
Sold Price	\$340,000
Bedrooms	4

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,032
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	173, 6915 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R8

Amenities

Amenities	Other, Parking, Recreation Facilities, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 22nd, 2023
Date Sold November 22nd, 2023
Days on Market 31
Zoning M-C1 d43
HOA Fees 0.00

Listing Details

Listing Office CENTURY 21 BAMBER REALTY LTD.

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