

\$374,900 - 63, 6915 Ranchview Drive Nw, Calgary

MLS® #A2111203

\$374,900

3 Bedroom, 2.00 Bathroom, 1,030 sqft
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Picture yourself stepping into this inviting corner unit, nestled in the serene tranquility of a fully finished 2-storey townhome. As you enter, you're embraced by modern sophistication and warmth, with every detail meticulously crafted to evoke a sense of home.

Imagine preparing meals in the beautifully renovated kitchen, where sleek cabinetry, gleaming countertops, and a tasteful tiled backsplash create an inviting atmosphere. The appliances seamlessly blend into the design, ensuring both style and functionality. The central island beckons for casual breakfasts or lively gatherings, while the adjacent dining table offers a more formal dining experience when desired. As you explore the main floor, imagine unwinding in the spacious living room, illuminated by natural light streaming through the patio doors. Step onto your private patio, enveloped by lush landscaping, and feel the day's stresses melt away as you bask in the sunshine and serene ambiance. Discover the convenience of a bedroom and a renovated second bathroom on the main floor, offering flexibility and comfort for guests or family members. Downstairs, experience endless possibilities in the fully developed lower level, with open recreation and media rooms providing space for entertainment and relaxation. A dedicated laundry area and ample storage ensure effortless organization. Retreat upstairs to the comfort of the master bedroom, offering a sanctuary to unwind and



recharge. The fully renovated bathroom provides a luxurious retreat for pampering. Outside, take advantage of the assigned parking stall and explore nearby walking paths, a dog park, and tennis courts, all boasting stunning views of the surrounding landscape. With schools, the Crowfoot LRT station, and shopping and dining options within reach, this home offers the perfect balance of convenience and tranquility.

Built in 1979

Essential Information

MLS® #	A2111203
Price	\$374,900
Sold Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,030
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	63, 6915 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G1R8

Amenities

Amenities	Recreation Room, Visitor Parking
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Parking Spaces	1
Parking	Additional Parking, Assigned, Stall

Interior

Interior Features	Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Level, Street Lighting
Roof	Asphalt
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 8th, 2024
Days on Market	8
Zoning	M-C1 d43
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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