

\$317,000 - 306, 6315 Ranchview Drive Nw, Calgary

MLS® #A2111204

\$317,000

2 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

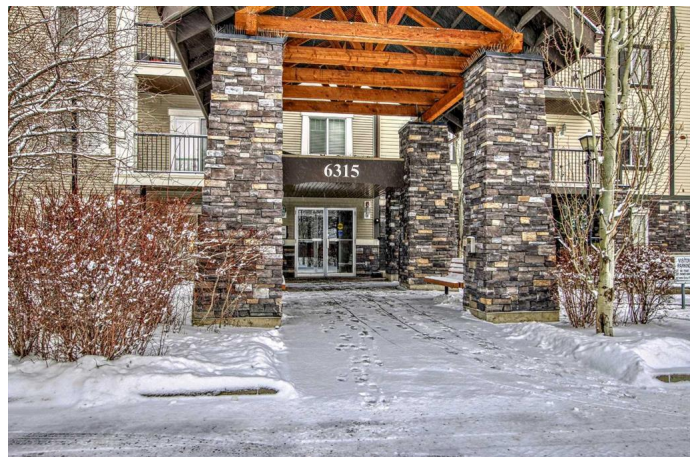
Welcome to your new home in the charming Ranchlands community! This cozy 2-bedroom, 2-bathroom condo in Ranchview Vistas by "Cardel Lifestyles" offers a perfect blend of comfort and convenience.

As you step inside, you're greeted by a warm corner gas fireplace, creating an inviting ambiance for cozy evenings. The open dining area seamlessly flows into the kitchen, boasting plenty of cabinets and counter space, ideal for culinary enthusiasts. Enjoy casual meals at the breakfast bar, or entertain guests with ease.

Hardwood flooring and granite countertops add a touch of elegance to the space, while in-suite laundry and underground parking provide added convenience. Plus, a storage locker ensures ample space for all your belongings.

Step outside onto the balcony, where you can unwind and enjoy a peaceful retreat Surrounded by lots of greenery .

Beyond the comforts of home, you'll find a vibrant community with amenities galore. Take advantage of the nearby tennis courts or hop on the bus route just steps from your door. With the Crowfoot LRT station a mere 10-minute walk away, commuting is a breeze. Plus, the University of Calgary and Tons of shops and places to eat nearby.



This condo has been lovingly maintained and is ready for its new owners to create lasting memories. Whether you're a first-time buyer, downsizer, or investor, this is the perfect place to call home. Schedule a viewing today and experience the best of Ranchlands living!

Built in 2009

Essential Information

MLS® #	A2111204
Price	\$317,000
Sold Price	\$336,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	306, 6315 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1B5

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	Granite Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2024
Date Sold	March 19th, 2024
Days on Market	7
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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