

# \$359,900 - 101, 6315 Ranchview Drive Nw, Calgary

MLS® #A2120724

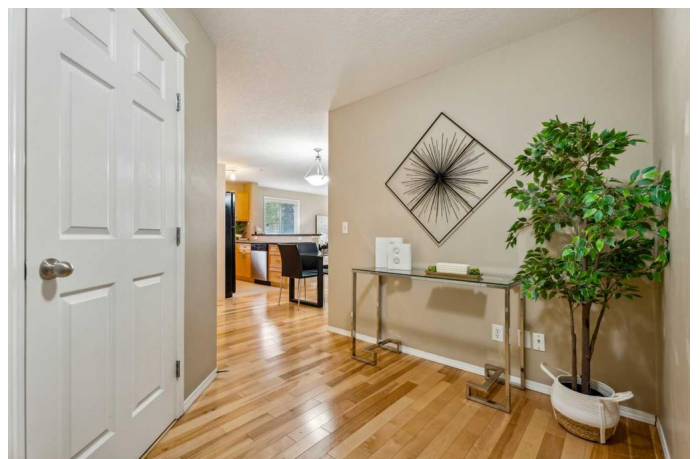
**\$359,900**

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to your new home in the family oriented welcoming community of Ranchlands. This large and functional 2-bedroom, 2-bathroom condo in Ranchview Vistas built by "Cardel" offers a perfect blend of comfort and convenience. As you step inside, you have a large entry room with plenty of space for groceries or a bike. Foyer closet is conveniently located next to a full bath. Further you will see a functional kitchen with plenty of granite counter tops and lots of cupboards. Very convenient plan with dining room combined with living room, where you're greeted by a corner gas fireplace that creates an inviting ambiance for cozy evenings. Enjoy casual meals at the breakfast bar. Light colour hardwood flooring and granite countertops add a touch of elegance to the space. Bedrooms are completely separate for added privacy. Very handy in-suite laundry and underground parking stall provide added convenience. Plus, you will have an ample space for your belongings with added storage locker. With apartment location on the main floor it has that added convenience of stepping out on your balcony and be able to have a peaceful retreat or your flower pot hobby! Surrounded by lots of green space, located within walking distance to the playground, nearby tennis courts or hop on the bus route, school within close proximity - all those great amenities are just steps from your door. With the Crowfoot LRT station a short 10-minute walk, commuting is a breeze. Plus lots of shops and



places to eat nearby. This condo has been lovingly maintained and is currently vacant to accommodate quick possession. So whether you're a first-time buyer or investor, or may be looking to downsize - this is the perfect place to call home.

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2120724    |
| Price          | \$359,900   |
| Sold Price     | \$351,500   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 872         |
| Acres          | 0.00        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 101, 6315 Ranchview Drive Nw |
| Subdivision | Ranchlands                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3G 1B5                      |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Playground, Secured Parking, Snow Removal |
| Parking Spaces | 1                                                               |
| Parking        | Parkade, Stall, Titled, Underground                             |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home |
|-------------------|-------------------------------------------------------------------|

|                 |                                                                             |
|-----------------|-----------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating         | Baseboard, Hot Water, Natural Gas                                           |
| Cooling         | None                                                                        |
| Fireplace       | Yes                                                                         |
| # of Fireplaces | 1                                                                           |
| Fireplaces      | Family Room, Gas                                                            |
| # of Stories    | 4                                                                           |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Playground             |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2024 |
| Date Sold      | June 25th, 2024 |
| Days on Market | 80              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 587.25          |
| HOA Fees Freq. | MON             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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