

# \$375,000 - 4, 6915 Ranchview Drive Nw, Calgary

MLS® #A2144838

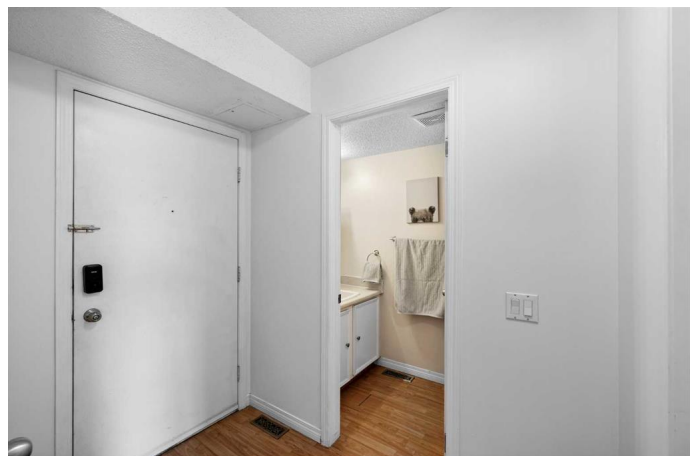
**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 12.12 Acres

Ranchlands, Calgary, Alberta

Welcome to this charming townhouse in the heart of Ranchlands! This 1109 square foot townhome offers 3 spacious bedrooms upstairs and 1.5 bathrooms, perfect for families or those seeking extra space. Entering this end unit, you'll find a great front entrance with a hall closet and your first bathroom to the left. When entering the open living area, you'll be greeted with large windows that allow natural light to flood the home, making it bright and welcoming. The kitchen is efficiently designed with a good amount of counter space and storage, making meal preparation easy. A seamless flow between the living, dining, and kitchen spaces creates an inviting atmosphere. Your south-facing back deck, conveniently located off the living space, is a great spot for morning coffee or evening relaxation. This unit has an unfenced yard area available for your enjoyment just off the deck as well! The finished basement adds extra living and storage space, which can be used as a family room, home office, or entertainment area. This townhouse is located near the complex's entrance and offers easy access and convenience. The well-maintained complex has mature landscaping, creating a pleasant environment for residents. The proximity to transit options is a significant advantage for those who rely on public transportation, and pet owners will appreciate the close proximity to a dog park. Pets are allowed with board approval. The Ranchlands neighbourhood offers a variety of amenities, including the



nearby Crowfoot complex, with an array of shopping, dining, and entertainment options! This spacious townhouse offers comfortable living, a practical design, and a great location. Don't miss the opportunity to make this wonderful house your new home!

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2144838      |
| Price          | \$375,000     |
| Sold Price     | \$371,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,109         |
| Acres          | 12.12         |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 4, 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, Stall            |

**Interior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers                               |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Rain Gutters                                     |
| Lot Description   | Few Trees, Low Maintenance Landscape, Landscaped |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stucco, Wood Frame                               |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2024 |
| Date Sold      | July 10th, 2024 |
| Days on Market | 13              |
| Zoning         | M-C1 d43        |
| HOA Fees       | 0.00            |

## Listing Details

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

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