

\$409,900 - 149, 6915 Ranchview Drive Nw, Calgary

MLS® #A2146202

\$409,900

4 Bedroom, 2.00 Bathroom, 1,144 sqft
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Check out this **STYLISHLY RENOVATED** 3-bedroom home in the family friendly community of Ranchlands! Nothing to do but move in and enjoy :) The modern kitchen features white cabinetry, quartz counters, stainless steel appliances, new backsplash and lighting. The kitchen cabinetry & counters extend into the adjacent dining room, creating a ton of extra storage and prep space that most units in this complex do not have! Room for a proper sized dining table and a view of treed outdoor space for your family dinners. Nearby door to backyard space with room for a BBQ and some potted plants. Oversized living room faces the green space out front and a 2-piece bath rounds out this level which features new vinyl plank flooring. Upstairs you will find three bedrooms including a primary that can accommodate a king-sized bed and dresser. Full bath upstairs has been renovated with new tile, fixtures & lighting. The basement level is fully developed with modern finishings including vinyl flooring & smooth ceilings. Fourth bedroom with egress window is tucked away, perfect for a teenager, guest bedroom or even a home office with its SW-facing window. Windows are the owner's responsibility in this complex and this unit has had all windows replaced, saving you big money! Washer, dryer & hot water tank are also newer. Nearby schools, shopping & transit make this a great location for an owner occupant or investor alike. Take advantage of this opportunity to get into a



turn-key family home at a fantastic price!

Built in 1979

Essential Information

MLS® #	A2146202
Price	\$409,900
Sold Price	\$398,500
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,144
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	149, 6915 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R8

Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Built-in Features, Closet Organizers, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	September 13th, 2024
Days on Market	71
Zoning	M-C1 d43
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.