

\$374,800 - 74, 6915 Ranchview Drive Nw, Calgary

MLS® #A2155245

\$374,800

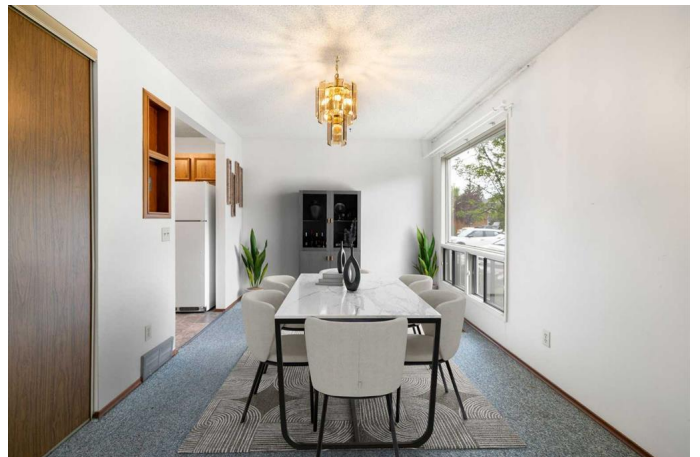
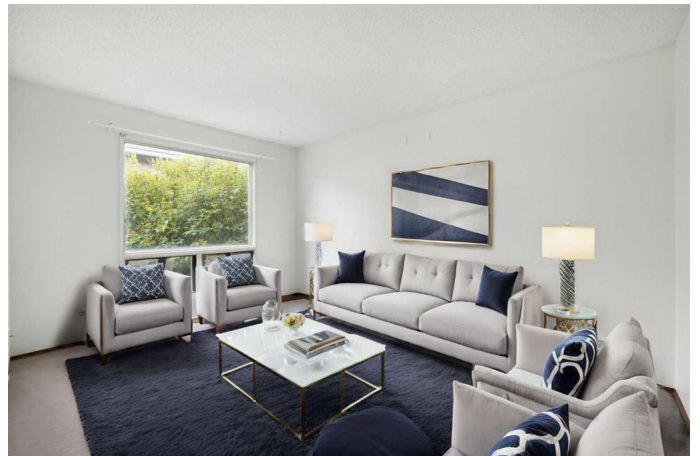
4 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Price Improvement! You won't find better value price per square foot in N.W. Calgary!

Located in the charming neighbourhood of Ranchlands, this fabulous townhouse offers nearly 1,700 sq ft of total living space. Sunny and bright, the home features a great floor plan with three bedrooms upstairs and a fourth in the basement, complete with an adequate egress window. The bonus room in the basement is versatile, perfect for a recreation space, fifth bedroom option, or home office. The basement also boasts newer carpet and a high efficiency furnace that was replaced three years ago. There's plenty of storage to be found on each of the levels. On the main floor, the galley-style kitchen includes a newer stove and is adjacent to a spacious dining area at the front of the house. A living area with a south-facing window is perfect for entertaining, along with the private patio and green space off the back of the property. There is a half bath on the main level. Upstairs, you will love the large principal bedroom, full four-piece bathroom, and two additional bedrooms, making it ideal for a young family. This is one of the most coveted floor plans in the complex and offers a lot of natural light throughout. This family-friendly complex is quiet and safe, with great schools, shopping, and parks nearby along with city transit. It's a great investment, ideal for living in or using as a revenue property. You won't find better value in this sought-after northwest community.



Built in 1979

Essential Information

MLS® #	A2155245
Price	\$374,800
Sold Price	\$370,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,174
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	74, 6915 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G1R8

Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Private
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	September 16th, 2024
Days on Market	40
Zoning	M-C1 d43
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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