

# \$395,000 - 14, 6503 Ranchview Drive Nw, Calgary

MLS® #A2171820

**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

\*\*\* Open House Cancelled\*\*\* Step into this beautifully renovated end unit townhouse, where every detail has been thoughtfully designed to create a truly stunning home. From the moment you enter, you'll be captivated by the modern kitchen, featuring a sleek combination of crisp white and navy-blue cabinets, elegant granite countertops, an eye-catching arabesque tile backsplash, and brand-new stainless-steel appliances. The living room is bathed in natural light thanks to large glass doors that open to your private deck and fully fenced yard – perfect for soaking up the sunshine. When the weather turns cooler, cozy up indoors by your charming wood-burning fireplace for those perfect indoor retreat moments. Upstairs, the master bedroom is a peaceful, bright oasis with ample space and a walk-in closet. You'll also find two additional bedrooms and a fully renovated 4-piece bathroom, offering both style and comfort for your family or guests. The basement is the ultimate flex space – whether you need a rec room, home gym, or an entertainment area, it's got you covered! The stunning wet bar is perfect for hosting, while the beautiful 3-piece bathroom features a spacious walk-in shower, elevating this lower level to a luxurious haven. Located just minutes from Crowfoot Center, top-rated schools, parks, public transportation, and the C-Train, as well as easy access to major routes in and out of the city, this home offers both convenience and charm.



Built in 1978

## Essential Information

MLS® #	A2171820
Price	\$395,000
Sold Price	\$391,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

## Community Information

Address	14, 6503 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2C7

## Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Assigned, Parking Pad, Paved, Stall, Outside, Parking Lot, Plug-In

## Interior

Interior Features	Built-in Features, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Stone Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Level, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 9th, 2024
Date Sold	October 24th, 2024
Days on Market	15
Zoning	M-C1
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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