

# \$395,000 - 51, 6915 Ranchview Drive Nw, Calgary

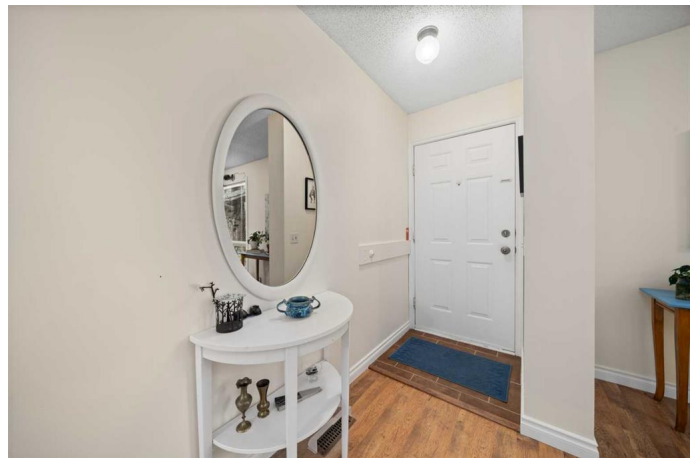
MLS® #A2210539

**\$395,000**

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

Ranchlands, Calgary, Alberta

VERY WELL MAINTAINED, SINGLE OCCUPANT HOME! This fully finished 2 storey END UNIT with 4 bedrooms and 1.5 bathrooms offers a carefree low-maintenance lifestyle within a quiet, family-friendly complex. The sunshine filled living room encourages relaxation overlooking the backyard with sunny SOUTH EXPOSURE for endless NATURAL LIGHT. Renovated around 10 years ago, the galley style kitchen is the hub of the home featuring an UPGRADED BACKSPLASH, CABINETS, LIGHTING FIXTURE and a NEWER STOVE. A large window adorns the spacious dining room creating a bright and inviting space for family meals and entertaining. A handy powder room completes the main level. All 3 bedrooms on the upper level are spacious and bright with easy access to the 4-piece bathroom. FINISHED WITH PERMITS, the basement includes a 4th guest bedroom as well as tons of storage with SOUND DAMPENING INSULATION. Spend the warm month enjoying casual barbeques, dining al fresco or soaking up the south sun on the EXPANSIVE REAR DECK. Included raised garden planters make the most of the growing season. This wonderful home has seen many additional UPGRADES OVER THE YEARS INCLUDING NEW WINDOWS, EXTERIOR DOORS, LAMINATE FLOORING, CARPET AND UNDERLAY, HUGE BACK DECK, WASHER AND DRYER AND THE FURNACE WAS SERVICED 2 YEARS AGO. In-suite laundry and assigned parking further add to



your comfort and convenience. Outstandingly located in the family-oriented neighbourhood of Ranchlands with both public and separate schools, baseball and soccer fields, tennis courts, basketball courts, an ice rink and a very active community centre. Also close by is Crowfoot Centre with all its conveniences: C-train, groceries, services, shops, a library, cafes and numerous restaurants, the list goes on and on!

Built in 1979

### **Essential Information**

MLS® #	A2210539
Price	\$395,000
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	Active

### **Community Information**

Address	51, 6915 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R8

### **Amenities**

Amenities	Clubhouse, Parking, Playground, Visitor Parking
Parking Spaces	1

Parking Off Street, Stall

## Interior

Interior Features No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Private Yard

Lot Description Back Yard, Garden, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 11th, 2025

Days on Market 8

Zoning M-C1

## Listing Details

Listing Office eXp Realty

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