

118, 6915 Ranchview Drive NW  
Calgary, Alberta

MLS # A2178251



## \$379,900

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Front Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Brick, Stucco

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 444

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** Wardrobe in basement bedroom.

Perfectly located in the family friendly community of Ranchlands, right next to schools, parks, playgrounds and transit. This charming 4 bedroom, 3 bath home is waiting for it's next happy owner. Situated at the entry of the complex with parking right out your front door. The main floor boasts a company sized dining room, updated kitchen, living room over looking the patio and yard and a two piece bath. Upstairs features the primary bedroom that would fit a king size bed, two other nice sized bedrooms and the main bath. The lower level has a large rec room, bedroom with egress window and combination laundry room and 3 piece bath. The unit has been freshly painted throughout and has newer windows on all levels. Pets allowed and there are off leash areas close by. A short drive to the Crowfoot shopping and entertainment district, Crowfoot Library and the YMCA. This lovely home would make a great starter home or investment property!