

85, 6915 Ranchview Drive NW
Calgary, Alberta

MLS # A2178435



\$365,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,114 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Many Trees, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 444
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Electric Stove, Refrigerator, Dishwasher, Washer, Dryer, Microwave Hood Fan, Windows coverings

Discover incredible value in this beautifully updated 4-bedroom, 2.5 bathrooms townhouse nestled in the highly sought-after Ranchlands community. This immaculate home, with its fresh, modern aesthetic, has been updated with stylish new paint, plush carpeting, and elegant tile flooring. Step into the main floor, where the dining area seamlessly connects with a galley kitchen. Upgraded with new countertops, a tasteful backsplash, modern light fixtures, and sleek stainless steel appliances, the kitchen is a dream for home chefs and entertainers alike. Upstairs, three spacious bedrooms offer restful retreats, perfect for unwinding. A shared full bathroom completes this level, thoughtfully designed for comfort and functionality. The fully finished basement provides flexibility and privacy, featuring a fourth bedroom, an additional bathroom, and a convenient laundry room—ideal for guests. Outside, a private, tree-shaded yard invites relaxation and casual gatherings. Located just a block from major bus routes, close to schools, and a quick train ride to the University of Calgary and Market Mall, this townhouse offers an unbeatable combination of style, convenience, and location. With its pristine condition and modern upgrades, this home is an exceptional opportunity for those seeking a trendy yet timeless residence in Ranchlands.