

# \$399,900 - 61, 6915 Ranchview Drive Nw, Calgary

MLS® #A2225208

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,091 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

VALUE PRICE & SO MANY UPDATES in this family-friendly townhome in Ranchlands! The big money has already been spent so you can just move in and enjoy! Windows, patio door, furnace, kitchen, bathrooms, main level flooring, custom blinds, paint - all done in the last 5 years! Lovingly cared for by the owners, this END UNIT is clean and bright with 3 UPPER BEDROOMS and 2.5 BATHS! The main level has vinyl plank flooring throughout, giving it an updated feel. The kitchen has quartz counters, new cabinets with soft-close drawers and a convenient tower pantry. Dining area has ceiling fan and big window - mature trees can be seen out every window! Wall cut-out between dining and living keeps everyone connected and the natural light flowing. Living room is nicely sized with access onto the very sunny south-facing deck and yard space! Upstairs you will find three bedrooms and an updated full bathroom, including the primary bedroom with wall-to-wall closet. The lower level is fully developed and features a large rec room with 3-piece bath that is a perfect setup for a teenager or multi-generational family living. This space has been used as a 4th bedroom as there is an egress window in the bathroom or it can be a spacious family room, media room or play space for kids! There is plenty of storage in a separated storage room and the mechanical/laundry room. Ranchlands is a convenient, family-oriented neighbourhood with schools and parks nearby. If you have



ever priced out new windows or a new kitchen, you will understand the value you are getting in this lovingly updated, owner-occupied home. This unit is immaculate and move-in ready!

Built in 1979

### Essential Information

MLS® #	A2225208
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,091
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	61, 6915 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R8

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	68
Zoning	M-C1

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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