



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**81, 6915 Ranchview Drive NW  
Calgary, Alberta**

**MLS # A2237670**

**\$335,000**



<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 428
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d43
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
--------------------	-----

Fantastic Opportunity in the Heart of Ranchlands! This cozy and well-laid-out unit is ideally located in a desirable complex, just steps away from the elementary school across the street. Parking is a breeze with your assigned stall (#188) right outside the front door, and plenty of visitor parking conveniently located to the east. Freshly painted and move-in ready, the main floor features a bright, functional kitchen, a spacious dining area, a welcoming family room, and a convenient half bath near the entry. Step out the back door to enjoy a small green space&mdash;perfect for children to play. Upstairs, you&rsquo;ll find three comfortable bedrooms and a full bathroom. The finished basement offers a large rec room for extra living space, along with a laundry and storage area in the utility room. Don't miss your chance to call this charming Ranchlands home your own!