



GRASSROOTS
REALTY GROUP

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

**93, 6915 Ranchview Drive NW
Calgary, Alberta**

MLS # A2259520



\$364,900

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,179 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Outside, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 444
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Wet Bar		

Inclusions: Note: water softener <as is>

The perfect home for the first-time homeowner or investment is this beautifully updated townhome in the popular RANCHLAND MEADOWS project in the Northwest Calgary community of Ranchlands. Available for quick possession, this fully finished 3 bedroom two storey has brand new carpets & vinyl plank floors, galley kitchen with white appliances, 1.5 bathrooms & private backyard deck. Super floorplan featuring great-sized dining room, spacious living room with big Southwest-facing window & updated kitchen with loads of cabinet space & the appliances include Frigidaire fridge & brand new Amana stove. Upstairs there are 3 lovely bedrooms & updated full bathroom; all the bedrooms have excellent closet space & there is a large closet in hallway for your linens & towels. The lower level is fully finished with a rec room, office area, wet bar & laundry with Kenmore washer/dryer. The backyard deck & patio is a quiet space where you can enjoy the outdoors, shaded by mature trees. Hot water tank replaced in 2024. Some new interior paint. Your parking stall – with plug-in, is right out in front of your unit. Residents of RANCHLAND MEADOWS also have access to the rec centre with its meeting & common rooms. Monthly condo fees include not only grass cutting & snow removal, but also water & sewer. Ranchlands School & St. Rita School are both within walking distance. Prime location only a few short minutes to Crowfoot Centre, & the easy access to Crowchild Trail means you have at your fingertips…transit, regional recreational amenities, major retail centers, University of Calgary, hospitals & downtown.