



**GRASSROOTS**  
REALTY GROUP

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**151, 6915 Ranchview Drive NW**  
**Calgary, Alberta**

**MLS # A2260268**



**\$389,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 436
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-C1 d43
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Check out this beautifully updated 4-bedroom, 2.5-bath townhouse in the heart of Ranchlands! With big windows and a modern front door, natural light pours into every corner, creating a bright, welcoming vibe. The main floor offers a smart layout with a walk-through kitchen, open dining area, and a cozy living room—perfect for both chilling and entertaining. Upstairs, you'll find three comfortable bedrooms and a full bath, ideal for families or guests. The real bonus? A professionally finished basement featuring large windows, a fourth bedroom, a full bathroom, family room, and laundry—adding tons of extra living space. Located in a well-connected neighborhood, you're just minutes from schools, transit, shopping, restaurants, and all the essentials. Pet lovers will appreciate that the condo board allows furry friends, and outdoor enthusiasts will love the nearby walking trails and off-leash park. Commuting is easy with quick access to downtown or weekend escapes to the mountains. Plus, as part of the Ranchview Meadows complex, you'll enjoy access to a private community rec center for hosting events. Whether you're upsizing, downsizing, or investing—this move-in-ready townhouse checks all the boxes for modern, comfortable living. Don't miss your chance to call it home!