



**GRASSROOTS**  
REALTY GROUP

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

**92, 6915 Ranchview Drive NW  
Calgary, Alberta**

**MLS # A2264085**



**\$359,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Ranchlands            |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,144 sq.ft.          | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Stall     |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees  |               |                   |

|                    |                     |                   |          |
|--------------------|---------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Laminate            | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | \$ 455   |
| <b>Basement:</b>   | Finished, Full      | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Siding | <b>Zoning:</b>    | M-C1 d43 |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Quartz Counters     |                   |          |

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

Cash Flow Investment Opportunity! Welcome to this newly updated 4-bedroom, 1.5-bathroom townhouse in the desirable community of Ranchlands. This 1144 sq. ft. two-storey home offers excellent value for investors or first-time buyers alike. The main floor features a bright and open living room with new laminate flooring, fresh paint, a 2-piece bathroom, and a modern kitchen with new cabinets and a spacious dining area. Upstairs, you’ll find three well-sized bedrooms and an updated full bathroom, offering comfort and convenience for the whole family. The developed basement includes an additional bedroom with a large window, a flex room, and a laundry area—perfect for extra living space or storage. Recent updates include a Hot Water Tank (2022) and Windows (2011). Ideally located close to bus stops, schools, parks, off-leash areas, shopping, the LRT, and many other amenities.