



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

MLS # A2277100



Virtually Staged

\$359,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,144 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Recessed Lighting		
Inclusions:	N/A		

OPEN HOUSE: Saturday 12 - 2:30 PM Welcome to this newly updated 4-bedroom, 1.5-bathroom townhouse in the desirable community of Ranchlands. Offering 1,144 sq. ft. of well-planned living space, this two-storey home is an excellent opportunity for investors and first-time buyers alike. The main floor features a bright and open living room complemented by fresh paint and new laminate flooring, creating a clean, modern feel throughout. The updated kitchen showcases new cabinets and connects seamlessly to a spacious dining area, perfect for everyday living and entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three well-sized bedrooms and an updated full bathroom, providing comfort and functionality for the whole family. The fully developed basement adds valuable additional space, including a fourth bedroom with a large window, a flex room, and a laundry area—ideal for guests, a home office, or storage. Recent upgrades 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, this property offers both convenience and strong long-term value.