



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2277100**



**\$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 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1 d43
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.