



**28, 6503 Ranchview Drive NW
Calgary, Alberta**

MLS # A2285691



\$365,000

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|------------------|--|-------------------------------|
| Division: | Ranchlands | |
| Type: | Residential/Four Plex | |
| Style: | 2 Storey | |
| Size: | 1,064 sq.ft. | Age: 1978 (48 yrs old) |
| Beds: | 3 | Baths: 2 |
| Garage: | Stall | |
| Lot Size: | - | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Private | |

| | | | |
|--------------------|-------------------------|-------------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 555 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-C1 d65 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | N/A | | |

Welcome to this beautifully located townhome in the heart of Ranchlands, offering a very practical layout, privacy, and an exceptional neighbourhood setting. Featuring 3 bedrooms upstairs and 2 full bathrooms in the home, this space is perfectly designed for families, first-time buyers, or savvy investors looking for long-term value. Step outside to your private, fully fenced backyard that backs directly onto green space, creating a rare sense of privacy and a peaceful natural backdrop, ideal for kids/pets and outdoor entertaining. Inside, the layout offers comfortable living spaces filled with natural light, with a functional flow perfect for everyday living. Located in a quiet, established community close to parks, schools, shopping, easy commute to c-train, and major routes; this townhome combines location, lifestyle, and livability in one incredible package. Book your showing today, this won't last long!