



GRASSROOTS
REALTY GROUP

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

MLS # A2285691



\$365,000

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!