



**5, 6503 Ranchview Drive NW
Calgary, Alberta**

MLS # A2286918



\$348,500

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,073 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Assigned, Leased, Off Street, Paved, Plug-In, See Remarks		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 555
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d65
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: kitchen island, shed

SOUTH-FACING FENCED YARD with DECK | RENOVATED | WATER AND SEWER INCLUDED | Over 1590 sq ft of living area! |
Welcome to this beautifully updated and affordable townhouse in the well-maintained Parkside Place complex in Ranchlands — an excellent opportunity for first-time buyers or investors looking for a move-in ready home in a convenient NW Calgary location. The main level offers a bright and welcoming living room featuring a charming WOOD-BURNING FIREPLACE, perfect for cozy evenings at home. DOUBLE FRENCH DOORS from the living room open directly onto the SOUTH-FACING DECK, creating an inviting connection to the PRIVATE FENCED YARD — ideal for relaxing outdoors, A BBQ, gardening, or letting pets enjoy the space. The yard also includes a handy storage SHED for bikes, tools, and seasonal items. The RENOVATED KITCHEN offers plenty of storage with soft-close cabinetry, two large lazy Susans, and a convenient movable ISLAND that provides additional prep space when needed. Upstairs you'll find three bedrooms, including a spacious primary bedroom with a WALK-IN CLOSET, offering great flexibility for a growing family, guest room, or home office. The UPDATED main bathroom serves the upper level. The FULLY DEVELOPED lower level expands your living space with a spacious RECREATION ROOM, a renovated 3-PIECE BATHROOM, and a large laundry room with AMPLE STORAGE. This bright and stylish home has been FRESHLY PAINTED and features NEW LUXURY VINYL PLANK FLOORING and LIGHTING throughout, giving the entire space a clean, modern feel. Additional highlights include VINYL WINDOWS and an ASSIGNED PARKING STALL with electrical plug-in conveniently located just outside the unit. The condo board also offers ADDITIONAL PARKING

STALLS for rent (currently \$20/month). The well-run complex has seen several recent improvements, including newly paved parking areas and updated electrical pedestals in 2024, with a new fence planned for the community this year. Condo fees include water and sewer, helping keep monthly costs predictable, and the pet-friendly community is managed by an attentive condo board. You will enjoy not having to clear snow in your parking space or on the walkways! Location is a standout feature. With an OFF-LEASH GREEN SPACE directly behind the home, dog owners and outdoor enthusiasts will feel right at home. You'll also enjoy WALKING DISTANCE to schools, parks, transit, and a nearby commercial area with restaurants, a pub, convenience store, and everyday amenities. Just minutes away are Crowfoot Centre, the C-Train, major roadways, and the beautiful Bowness Park, making commuting and recreation easy. Whether you're looking for an affordable first home or a solid investment property, this well-located and thoughtfully updated townhouse offers excellent value in a desirable NW Calgary neighborhood.