



**9, 6503 Ranchview Drive NW  
Calgary, Alberta**

**MLS # A2287013**



**\$349,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Tile Counters, Walk-In Closet(s)		

**Inclusions:** CO detectors x2, water sensors x2, smoke detectors x3, heat sensors x2, communication station, 'bed shaker', TELUS security system and internet total monthly cost \$118.41, Cube Freezers x2, Additional Refrigerator in Basement, Wood benches on deck x2, Shed

Welcome to this charming 2 storey townhome located in the established community of Ranchlands. This home offers a functional layout, comfortable living spaces, and a private fenced backyard. The main floor features a kitchen with plenty of cabinetry and a cozy dining nook. The living room is warm and inviting with a gas fireplace and stone surround. Double glass doors lead out to the backyard, where you'll find a deck, shed, and gas line for your BBQ, perfect for relaxing or entertaining. Upstairs you'll find 3 bedrooms and a 3 pc bathroom. The primary bedroom includes a walk-in closet, while the other two rooms are ideal for children, guests, or a home office. The basement is developed with a spacious recreation area, 2 pc bathroom, laundry, and storage/utility room. Additional features include central air conditioning for those hot summer days, enhanced fire safety features (including CO detectors x2, water sensors x2, smoke detectors x3, heat sensors x2, communication station, 'bed shaker' - \$4,000 of value) and a total living area of approximately 1,439 sq. ft. Conveniently located near schools, parks (including an off-leash dog park right behind the complex), shopping, a community garden and public transit, this home offers excellent value in a family-friendly community.