



102, 6315 Ranchview Drive NW
Calgary, Alberta

MLS # A2290149



\$345,000

Division:	Ranchlands		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	928 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 703
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Beautifully renovated 2 bedroom/2 bath plus den end unit in the desirable community of Ranchlands. Amazing location close to schools, shopping, public transit, parks, restaurants and walking distance to Crowfoot Crossing & Nose Hill Park. The spacious open concept kitchen, dining & living room separates the bedrooms & bathrooms for maximum privacy and the east exposure allows natural light to flood into the entire unit all day long. The cozy living room features multiple windows & a patio door leading to your private patio which is just steps away from the community park & school. The primary bedroom features a walk-thru closet & private 3pc ensuite bath while the second bedroom has a 4pc bath just outside. The laundry room offers extra storage space and recent upgrades include high-end stainless steel fridge & dishwasher. This home offers easy access to all major routes including Crowchild & Stoney Trail. So whether you want to go east to Children's & Foothills Hospitals, or west to the Banff, or north to the Airport, or south to COP, it's all a short drive away and all from the comfort of your heated underground parking!!