



**29, 6503 Ranchview Drive NW
Calgary, Alberta**

MLS # A2293444



\$359,900

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,070 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	City Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	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 #29, 6503 Ranchview Drive NW, a charming townhouse nestled in the established community of Ranchlands. This 3 bedroom, 2 bathroom home offers 1557 square feet of living space, and is ideal for first-time buyers, young families, or those looking to right-size. The main floor invites you into a spacious living room with a classic brick wood burning fireplace, and a sliding patio door that opens onto the private, fully fenced backyard, a beautiful space to unwind and/or to entertain your friends and family. The kitchen features white raised panel cabinetry, and plenty of counter space. It is open to the adjoining dining space that has great natural light from the large window overlooking the front courtyard. Upstairs, there are three bedrooms including the primary bedroom with walk in closet. The developed basement extends your living options further with a large recreation room, an additional bathroom, and a room housing the laundry that has plenty of space for storage. Parkside Place is a well managed condo with reasonable fees that include water, sewer, snow removal, parking, insurance, and reserve fund contributions. One assigned parking stall is included. This townhome is conveniently located steps from parks, paths, schools, shopping, and has easy access to major roadways. Don't miss this turnkey opportunity to live in a quiet, mature neighbourhood in NW Calgary, simply move in and enjoy.