



**16, 6915 Ranchview Drive NW
Calgary, Alberta**

MLS # A2303536



\$399,900

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 444
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to your new home in the heart of Ranchlands! This beautifully renovated 3-bedroom end-unit townhome offers the perfect blend of comfort, style, and convenience. Enjoy a private, sunny backyard that backs directly onto scenic walking and bike paths—ideal for relaxing mornings or evening strolls. The main level features a convenient half bathroom and a functional galley-style kitchen complete with granite countertops and maple cabinetry. Just beyond, you’ll find two spacious sitting areas and a dedicated dining space, perfect for entertaining or everyday living. Upstairs, the home offers three well-sized bedrooms and a fully renovated 4-piece bathroom, thoughtfully designed with a modern shower niche. Fresh paint throughout (including walls and ceilings) 2024 gives the home a bright, refreshed feel. Step outside to your refurbished rear deck—perfect for morning coffee or summer BBQs. The front entrance is enhanced with a designer glass door, complemented by a beautifully maintained flower bed for added curb appeal. Additional upgrades include new door hardware throughout, custom built-in closets, stylish metal handrails on the staircase, and durable vinyl flooring in both bathrooms. The large, undeveloped basement offers over 1,500 sq.ft. of total living space and is a blank canvas ready for your personal touch—whether you envision a home gym, rec room, or additional living area. Plenty of storage space included. Conveniently located close to schools, shopping, public transit, and professional services—this home truly has it all.