



**313, 6315 Ranchview Drive NW
Calgary, Alberta**

MLS # A2184706



\$349,900

Division:	Ranchlands		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	877 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 664
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Welcome the new year with this beautiful MOVE-IN READY home! Modern 2 Bedroom, 2 bathroom CORNER UNIT, a bright and spacious 877 sq. ft. apartment that offers the perfect blend of style and functionality. Situated on the third floor, this corner unit boasts a modern open-concept layout, complemented by rich wood flooring and large windows that flood the space with natural light. The stylish kitchen features dark espresso cabinetry, sleek granite countertops, stainless steel appliances, an elegant backsplash, and a convenient breakfast bar. The thoughtfully designed layout ensures privacy, with the two bedrooms located on opposite sides of the unit. The primary bedroom is generously sized to accommodate all your furnishings and offers the convenience of a walk-in closet and an ensuite bathroom with a fully tiled, handicap-accessible shower if needed. The second bedroom, located on the other side of the apartment, has its own dedicated bathroom just steps away—ideal for guests or roommates. Step outside to the expansive wraparound patio, where you can enjoy sunshine all day long and those summer BBQs. Additional features include in-suite laundry, an underground parking stall and a storage locker. This home is close to all amenities, major transportation routes, and offers easy access to everything you need. Whether you’re looking for a quiet retreat or a space to entertain, this property ticks all the boxes. Don’t miss your chance to make this stunning unit your next home!