



**GRASSROOTS**  
REALTY GROUP

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**405, 6315 Ranchview Drive NW  
Calgary, Alberta**

**MLS # A2195709**



**\$329,900**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Guest, Heated Garage, On Street, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 639
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** IKEA storage units in unit, water system at kitchen sink (seller never used, as is; where is)

Bright, west facing, TOP floor 2 bedroom, 2 full bathrooms, 841 sq ft apartment condo primely located in Ranchlands. This unit features 9' ceilings (only the top floor has), a generous balcony with a gas hookup and unobstructed panoramic views - on clear days you can even see the mountains. The two bedrooms are separated by the living area which includes a cozy gas fireplace with a mantle and tile surround. Plenty of room for dining near the kitchen or at the eat up bar. For resting and relaxing, the well sized primary bedroom has a walk in closet and ensuite bathroom. Second bedroom has the main bath nearby. There's even an area off the entrance that could be used for an small office set up or in unit storage. In-suite laundry, check! Have a car or two? This unit comes with one underground titled parking, there's ample visitor parking, plus street parking on main road if needed for a second car. You'll also find a separate assigned storage cage in the parkade. Room for everything in this well situated suite, close to recreation, Crowfoot area, with easy access to main arteries and transit nearby.