

**96, 6915 Ranchview Drive NW
Calgary, Alberta**

MLS # A2285441



\$420,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,198 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Outside, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Other, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 474
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: Total of 4 x Full Size Refrigerators

ROOMING HOUSE OR LARGE FAMILY OPPORTUNITY – TURNKEY INVESTMENT Excellent opportunity for investors, large families, or families-of-choice! SO MANY UPDATES in this family-friendly townhome in Ranchlands! The big money has already been spent so you don't have to. 1,720 sf of gorgeous living space. This rare, fully compliant, fully renovated townhouse is currently configured as a rooming house with 5 bedrooms and 2.5 bathrooms, with required approvals from the Condo Board and City of Calgary permits in place. This turnkey property includes multiple full-size refrigerators, and all furniture is negotiable, making it ideal for immediate rental income or multi-generational living. Recent upgrades include a new furnace with central air conditioning, tankless hot water system, new washer and dryer, updated light fixtures, egress windows in both downstairs bedrooms, and fresh paint throughout. A vented kitty closet (!) and backflow preventer have also been installed for added functionality and peace of mind. Main floor appliance bar extends kitchen functionality. The thoughtful layout features five generously sized bedrooms, 4-piece bathrooms on both the upper and lower levels, and a convenient 2-piece powder room on the main floor. Strong income potential, located close to LRT for easy University and downtown access. Ideal for investors seeking rental income (occupy one bedroom and rent the remaining four) or for large or generational families needing flexible living space.