

**409, 6315 Ranchview Drive NW
Calgary, Alberta**

MLS # A2295459



\$318,000

Division:	Ranchlands		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC(pre1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this top floor suite offering bright, open living and beautiful west-facing mountain views. Designed for both comfort and entertaining, this home features 9-foot ceilings and an open floor plan with a spacious living and dining area filled with natural light from large windows. The gourmet kitchen is complete with granite countertops, stainless steel appliances, and an eat-up bar, perfect for casual meals or hosting guests. The thoughtful layout includes 2 bedrooms and 2 full bathrooms, with the primary suite featuring a walk-in closet and private ensuite. A flexible nook space provides the perfect spot for a home office or study area. Additional highlights include: In-suite laundry, Gas hookup for BBQ, Heated titled underground parking, Assigned underground storage. Ideally located across from a park and school, with easy access to Stoney Trail, Deerfoot Trail, the LRT, Crowfoot shopping centre, and the University of Calgary, this home is perfect for professionals, students, or investors. Enjoy top floor privacy, incredible natural light, and stunning sunset views — all in a convenient, connected location.