

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

**MLS # A2303536**



**\$380,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		
<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 444
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	M-C1 d43
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	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.