

**141, 6915 Ranchview Drive NW
Calgary, Alberta**

MLS # A2305642



\$340,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,077 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this well-maintained 3-bedroom, 1.5-bathroom townhome in the established northwest community of Ranchlands. Offering a functional layout and thoughtful updates throughout, this home is a great fit for first-time buyers, investors, or anyone looking for low-maintenance living. The main level features a bright and spacious living area with large windows that bring in plenty of natural light, along with durable flooring that flows throughout. The updated kitchen includes modern cabinetry, stainless steel appliances, and a clean, contemporary backsplash, with an adjacent dining space that works well for everyday living. Upstairs offers three well-sized bedrooms and a full bathroom, providing a functional and comfortable layout that works well for families or those needing extra space. The unfinished basement provides plenty of storage space and offers the opportunity to develop in the future to suit your needs. This home also features updated bathrooms, a ground-level patio area perfect for BBQing or enjoying some outdoor space, and an assigned parking stall (as well as very close street parking for residents or guests). Conveniently located near parks, schools, and shopping, with quick access to major routes for easy commuting around the city. A solid opportunity in a great location.