



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6915 RANCHVIEW Drive #77, Calgary T3G 1R8**

MLS® #: **A2152790**

Area: **Ranchlands**

Listing Date: **07/26/24**

List Price: **\$384,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 09-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1979**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,129**  
Low Sqft:  
Ttl Sqft: **1,129**

DOM

**52**  
Layout  
Beds: **4 (3 1)**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **City Lot**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Aluminum Siding ,Concrete**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 6`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`3" x 12`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`9" x 12`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>17`2" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`4" x 13`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`3" x 13`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>17`2" x 14`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$446**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d43**

Legal Desc: **8010081**

Remarks

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Pub Rmks: **Amazing VALUE for this BEAUTIFUL townhouse in Desirable Ranchlands. This FANTASTIC unit has neutral colours. The main floor features a large living room ,a spacious kitchen with Newer STAINLESS STEEL appliances and large dining area. There is also a bathroom on the main level. There is a private yard surrounded by mature trees. Upstairs you will find 3 bedrooms and full bathroom. The basement is developed with a large rec/family which has a large window. There is also tons of storage. Close to schools, park, shopping, transit and more. Don't miss out on the great townhouse!**

Inclusions: n/a  
Property Listed By: **RE/MAX Real Estate (Central)**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**