



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6315 RANCHVIEW Drive #206, Calgary T3G 1B5**

MLS® #: **A2154669**      Area: **Ranchlands**      Listing Date: **08/01/24**      List Price: **\$319,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 16-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Off Street, Parkade, Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **843**  
 Low Sqft:  
 Ttl Sqft: **843**

DOM

**111**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, Other**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**  
 Int Feat: **Closet Organizers, Laminate Counters, Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 9`9"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`1" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 8`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`0" x 16`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`8" x 10`10"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$664

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0913949

Remarks

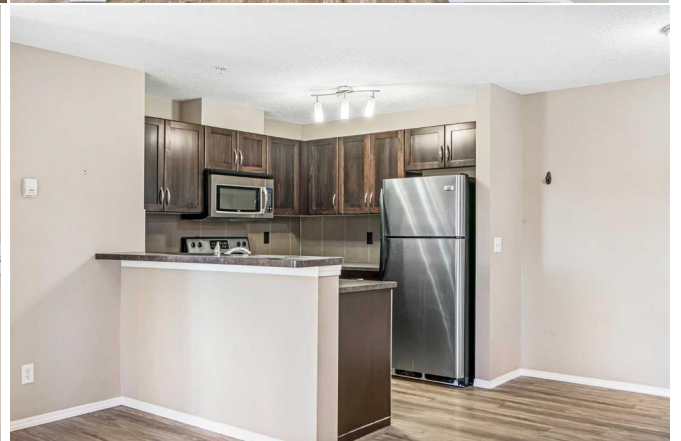
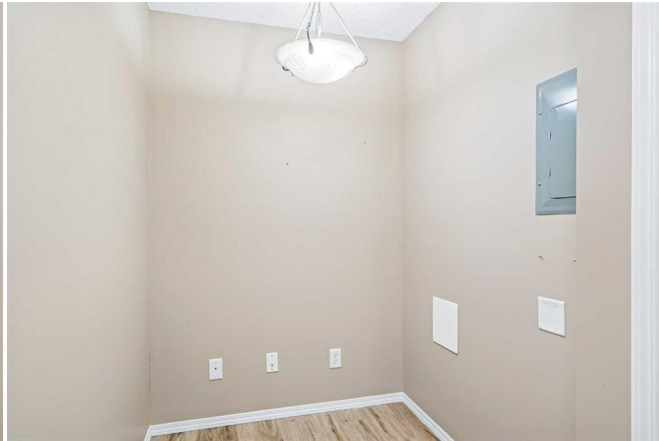
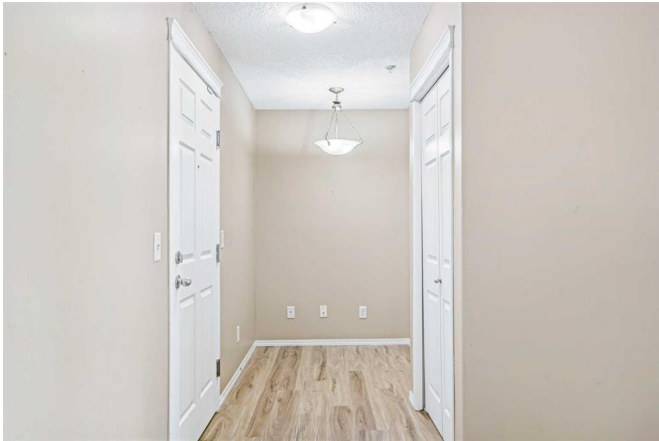
Pub Rmks: **This apartment is the perfect affordable space for investors, first-time home buyers, or downsizers alike, located in the community of Ranchlands! Located on the second floor, this prime location two-bedroom, two-bathroom apartment has all the features you need in an apartment. The extra private location, facing the greenbelt, gives you treed shade in the hot summer months. The gas fireplace provides additional heat and ambiance in the colder months. The floor is lined with modern vinyl plank flooring, complementing any colour scheme. In the kitchen, the stainless steel appliances create the perfect kitchen triangle to make the most of the space and include a raised bar to keep separation or create a perfect eating nook. Next to the kitchen, the primary bedroom offers bright windows, a hallway leading to the ensuite bathroom, and a walk-in closet conveniently tucked out of the way. Across the apartment is an in-unit laundry near the second bedroom and bathroom, already roughed in and ready for the machines of your choice. Parking is no problem here; There is a titled parking stall and a separate storage unit assigned to your apartment. The main parking lot in front of the building is full of visitor parking and ample street parking along the road. If you work from home or need space to study, the den by the door is perfect for setting up your space. However, if you need additional storage, it's in a prime spot to put some doors up and create a second storage room! The location of this building can not be beaten. There is tons of green space close by, including baseball diamonds, basketball courts, and tennis courts. There's a strip mall beside the building with restaurants and another strip mall a few blocks away within walking distance. Even better is your proximity to the Outdoor Pool - a seven-minute drive away, Crowfoot, a five-minute drive away, or the 10-minute commute to U of C. There is also access to Crowchild Trail, Nose Hill Drive, Sarcee Trail, and John Laurie Blvd. Come see this Ranchlands apartment for yourself. You'll love living here!**

Inclusions: **Washer and Dryer are being sold "as-is"**

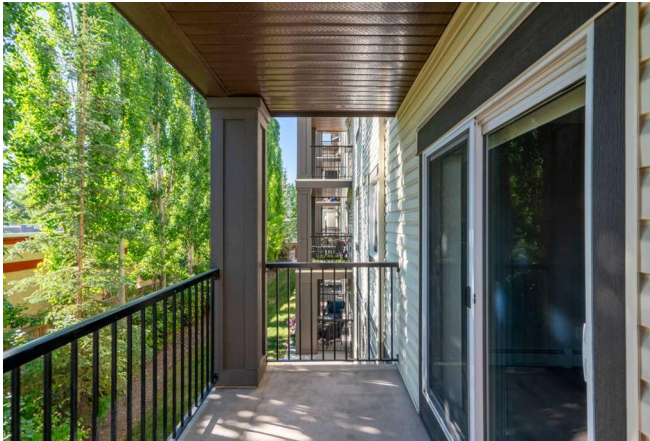
Property Listed By: **One Percent Realty**

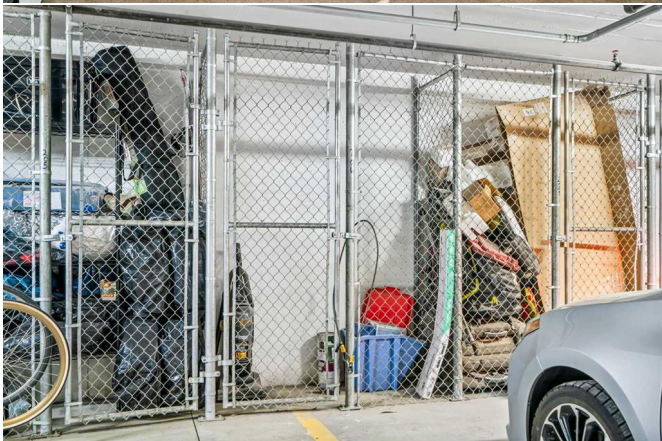
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











206-6315 Ranchview Dr NW, Calgary, AB

Main Floor - Interior Area 943.02 sq ft



0 3 6 ft

PREPARED: 2024/06/01



Water regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.