



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6915 RANCHVIEW Drive #61, Calgary T3G 1R8**

MLS® #: **A2169467**      Area: **Ranchlands**      Listing Date: **10/01/24**      List Price: **\$415,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 25-Oct**      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:  
 Access:  
 Lot Feat: **City Lot**  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,091**  
 Low Sqft:  
 Ttl Sqft: **1,091**

DOM

**51**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame, Wood Siding**  
 Heating: **Forced Air**      Flooring: **Ceramic Tile, Laminate, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>3pc Bathroom</b>	<b>Lower</b>		<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 7`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 9`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`3" x 11`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`2" x 9`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 7`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`4" x 8`4"</b>	<b>Game Room</b>	<b>Lower</b>	<b>20`0" x 8`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$427**

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

Zoning:  
**M-C1**

Legal Desc: **8010081**

Remarks

Pub Rmks: **SO MANY UPDATES in this family-friendly townhome in Ranchlands! The big money has already been spent so you can just move in and enjoy! Windows, patio door, furnace, kitchen, bathrooms, main level flooring, custom blinds, paint - all done in the last 5 years! Lovingly cared for by the owners, this END UNIT is clean and bright with 3 UPPER BEDROOMS and 2.5 BATHS! The main level has vinyl plank flooring throughout, giving it an updated feel. The kitchen has quartz counters, new cabinets with soft-close drawers and a convenient tower pantry. Dining area has ceiling fan and big window - mature trees can be seen out every window! Wall cut-out between dining and living keeps everyone connected and the natural light flowing. Living room is nicely sized with access onto the very sunny south-facing deck and yard space! Upstairs you will find three bedrooms and an updated full bathroom, including the primary bedroom with wall-to-wall closet. The lower level is fully developed and features a large room with 3-piece bath that is a perfect setup for a teenager or multi-generational family living. This space has been used as a 4th bedroom as there is an egress window in the bathroom or it can be a spacious family room, media room or play space for kids! There is plenty of storage in a separated storage room and the mechanical/laundry room. Ranchlands is a convenient, family-oriented neighbourhood with schools and parks nearby. This unit is immaculate and move-in ready!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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







