



THE
A-TEAM

**RE/MAX
FIRST**

6915 RANCHVIEW Drive #87, Calgary T3G 1R8

MLS®#: **A2173637**

Area: **Ranchlands**

Listing Date: **11/07/24**

List Price: **\$399,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 16-Nov**

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: **Other**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,218**
Low Sqft:
Ttl Sqft: **1,218**

DOM

13
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`11"
Kitchen	Main	8`4" x 7`0"
4pc Bathroom	Second	5`0" x 8`8"
Bedroom	Second	9`4" x 10`9"
3pc Bathroom	Basement	5`1" x 7`10"
Bedroom	Basement	13`10" x 11`0"

Room	Level	Dimensions
Dining Room	Main	13`0" x 9`9"
Living Room	Main	10`4" x 13`8"
Bedroom	Second	8`5" x 13`1"
Bedroom - Primary	Second	10`5" x 13`9"
Bedroom	Basement	16`8" x 8`9"
Furnace/Utility Room	Basement	11`4" x 11`3"

Legal/Tax/Financial

Condo Fee:
\$444

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8010081**

Remarks

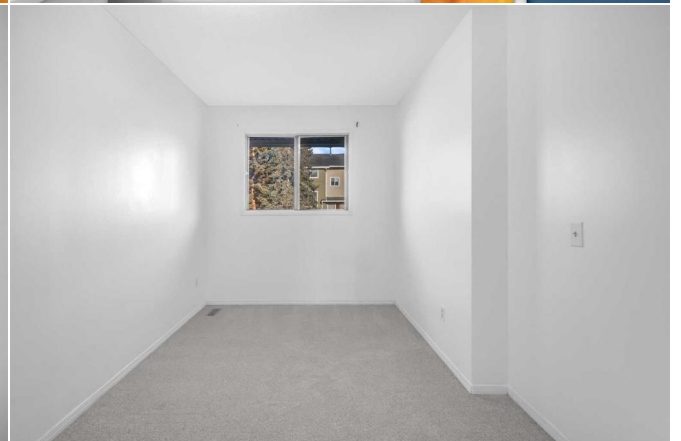
Pub Rmks: **Welcome to 6915 Ranchview Drive NW, #87, a charming and meticulously updated townhome in the sought-after Ranchlands Meadows complex in Calgary. Step into this inviting 3 + 2 bedroom 2.5 bathroom home, where thoughtful updates and a warm ambiance make it ideal for families, professionals, or anyone seeking a cozy retreat. Located perfectly walking distance to Ranchlands School. The main floor's open-concept layout features a newly renovated kitchen, showcasing sleek white cabinetry, a stylish new backsplash, and modern countertops—perfect for culinary creativity and gatherings. The kitchen flows seamlessly into the spacious living and dining areas, offering an ideal setting for entertaining or relaxing. Upstairs, the home provides a peaceful retreat with a large master bedroom, two additional well-sized bedrooms, and a beautifully updated 4-piece bathroom. Plus, newer carpeting on the stairs enhances the comfort and style of these spaces. The fully developed basement adds valuable living space, including two additional bedrooms—perfect for family members, guests, or a home office—plus a full bathroom, laundry area, and ample storage. Enjoy the convenience of one assigned parking stall right at your front door, with visitor parking nearby for guests. With low monthly fees covering lawn care, Water and snow removal, this townhome ensures stress-free living. The house also has a new hot water tank. Located within walking distance of schools, an off-leash dog park, wildflower park, and just minutes from Crowfoot Shopping Centre, Community Centre with ice rink and many more facilities, this home is perfectly positioned for both tranquility and convenience. Enjoy easy access to shops, restaurants, and major roadways like Sarcee trail, with a quick commute to downtown Calgary. Don't miss the chance to own this beautifully updated, move-in-ready home in one of Calgary's most desirable neighborhoods!**

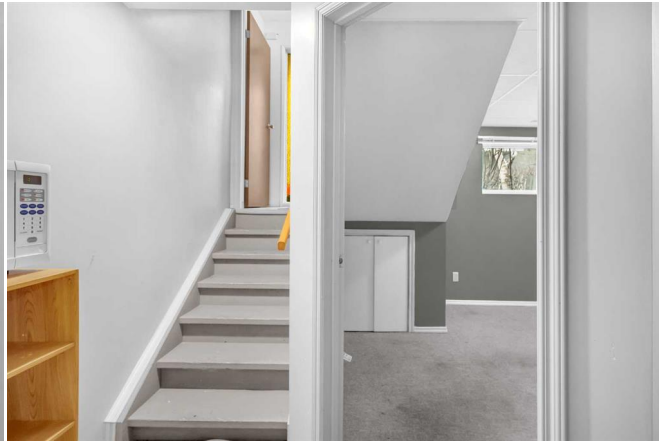
Inclusions: **N/A**
Property Listed By: **eXp Realty**

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











87-6915 Ranchview Dr NW, Calgary, AB

Main Floor Exterior Area 604.61 sq ft
Interior Area 2483.37 sq ft



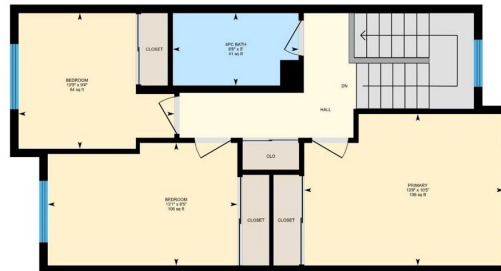
PREPARED: 2024/1/06

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



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Upper Floor Exterior Area 614.05 sq ft
Interior Area 923.18 sq ft



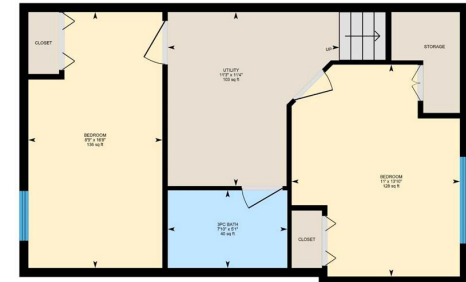
PREPARED: 2024/1/06

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Basement (Below Grade) Exterior Area 330.85 sq ft
Interior Area 178.34 sq ft



PREPARED: 2024/1/06

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