



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6915 RANCHVIEW Drive #92, Calgary T3G 1R8**

MLS® #: **A2176728**      Area: **Ranchlands**      Listing Date: **10/31/24**      List Price: **\$369,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **Back Yard,Few Trees**  
 Park Feat: **Off Street,Stall**

Finished Floor Area

Abv Sqft: **1,144**  
 Low Sqft:  
 Ttl Sqft: **1,144**

DOM

**20**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

Construction: **Mixed**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **No Animal Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	8`5" x 15`9"	Bedroom	Second	9`3" x 10`11"
Bedroom	Second	8`5" x 15`2"	Bedroom	Basement	9`11" x 10`10"
4pc Bathroom	Second	4`11" x 7`5"	2pc Bathroom	Main	4`9" x 5`0"
Living Room	Main	10`5" x 13`7"			

Legal/Tax/Financial

Condo Fee:  
**\$454**

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

Zoning:  
**M-C1**

Legal Desc: **8010081**

Remarks

Pub Rmks: **Cash Flow Investment! Hot Water Tank 2022, Windows 2011. 4 Bedroom, 1.5 Bathroom, Developed basement, 1144Sf 2 storey townhouse in Ranchlands. Very close to bus stops and other amenities. The main floor features a large bright living room with hardwood floors, 2 piece bathroom, and a functional kitchen with a good-sized dining room. Upstairs there are good-sized bedrooms and an updated bathroom, offering convenience and comfort for the entire family. Down is an additional bedroom with a big window, flex room, and laundry room. Walking distance to schools, parks, off-leash park, minutes to the LRT, shopping and an array of amenities.**

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

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









