



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6915 RANCHVIEW Drive #118, Calgary T3G 1R8**

MLS® #: **A2178251**      Area: **Ranchlands**      Listing Date: **11/08/24**      List Price: **\$379,900**  
 Status: **Pending**      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:

Finished Floor Area  
 Abv Sqft: **1,164**  
 Low Sqft:  
 Ttl Sqft: **1,164**

DOM

**14**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Few Trees,Front Yard**  
 Park Feat: **Assigned,Off Street**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Playground**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`5" x 13`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`3" x 9`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 7`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`4" x 13`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`4" x 13`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>16`9" x 8`11"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>70`3" x 4`11"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$444**

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

Zoning:  
**M-C1**

Legal Desc: **8010081**

Remarks

Pub Rmks: **Perfectly located in the family friendly community of Ranchlands, right next to schools, parks, playgrounds and transit. This charming 4 bedroom, 3 bath home is waiting for it's next happy owner. Situated at the entry of the complex with parking right out your front door. The main floor boasts a company sized dining room, updated kitchen, living room over looking the patio and yard and a two piece bath. Upstairs features the primary bedroom that would fit a king size bed, two other nice sized bedrooms and the main bath. The lower level has a large rec room, bedroom with egress window and combination laundry room and 3 piece bath. The unit has been freshly painted throughout and has newer windows on all levels. Pets allowed and there are off leash areas close by. A short drive to the Crowfoot shopping and entertainment district, Crowfoot Library and the YMCA. This lovely home would make a great starter home or investment property!**

Inclusions:  
Property Listed By: **Wardrobe in basement bedroom.  
Greater Calgary Real Estate**

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

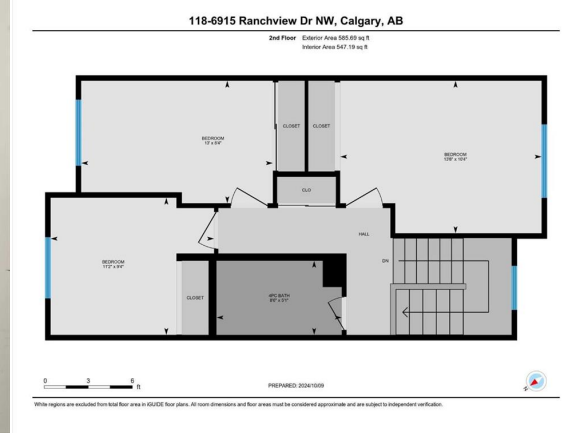
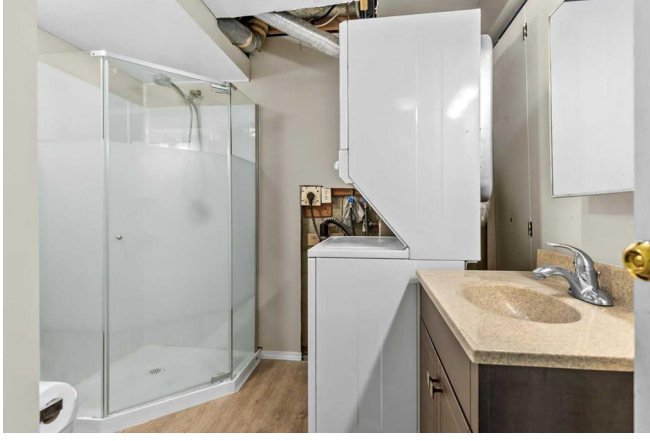






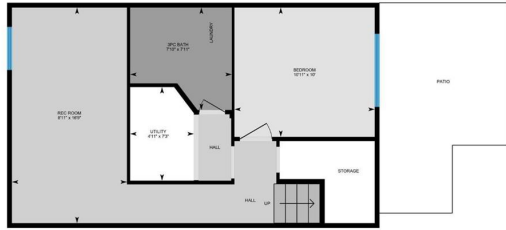






118-6915 Ranchview Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 434.90 sq ft  
Interior Area 400.77 sq ft  
Excluded Area 66.15 sq ft

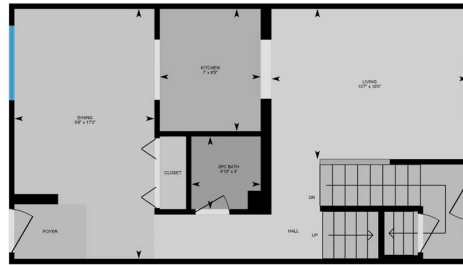


PREPARED: 2024/10/09

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

118-6915 Ranchview Dr NW, Calgary, AB

Main Floor Exterior Area 579.81 sq ft  
Interior Area 541.85 sq ft



PREPARED: 2024/10/09

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