



THE
A-TEAM

**RE/MAX
FIRST**

6315 RANCHVIEW Drive #107, Calgary T3G 1B5

MLS® #: **A2182361**

Area: **Ranchlands**

Listing Date: **12/05/24**

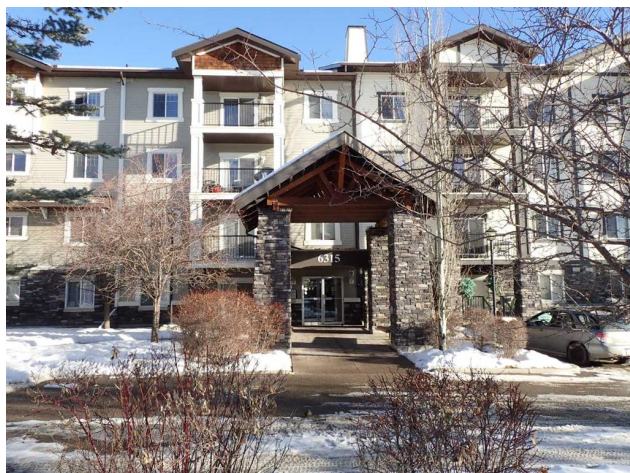
List Price: **\$309,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **840**
Low Sqft:
Ttl Sqft: **840**

Stall, Titled, Underground

DOM

16
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Hot Water**
Sewer:
Ext Feat: **Balcony, Private Entrance**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`2" x 11`7"
Kitchen	Main	9`3" x 8`0"
Bedroom	Main	9`10" x 8`11"
4pc Ensuite bath	Main	8`0" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`0" x 8`7"
Bedroom - Primary	Main	11`5" x 10`11"
Laundry	Main	3`6" x 2`11"
4pc Bathroom	Main	7`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$639

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0913949**

Remarks

Pub Rmks: **Quick Possession available now! An affordable condo, located in the beautiful and clean Ranchlands Vistas complex, is perfect for first time home buyers, investors or down sizers alike. This is a beautifully maintained ground floor unit, featuring a private front patio leading to the visitor parking, making it easier to bring in groceries or load your vehicle. Pride of ownership is exhibited in the updated decor details and upgrade through the home, including hardware. The open concept layout has a bedroom and bathroom on each side of the living room providing further privacy. Convenience of in-suite laundry with extra built in storage. You are welcomed into the unit's foyer with a spacious boot room or home office. The kitchen / dining area has hardwood floors, stainless steel appliances and tons of available eating space with both a raised eating bar and room for a dining table. Beyond that, a cozy living room leads to west-facing sliding patio doors, where you can entertain your guests while cooking on your gas BBQ (heat and gas included). The large Primary bedroom has ample walk-in closet space and a 4-piece ensuite bathroom. Unit comes with a titled underground parking space, along with an additional secure storage cage. Centrally located and in close proximity to bus stops with direct routes to Crowfoot and Dalhousie LRT stations and shopping areas. Nature enthusiasts will like the easy access to Nose Hill Park, and Banff, and the mountains using the Stoney Trail ring road for quick highway access. The building is pet friendly, with an off leash dog park steps from your front patio! Schedule a showing today and make this your new home.**

Inclusions: **N/A**
Property Listed By: **Charles**

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



