



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6315 RANCHVIEW Drive #313, Calgary T3G 1B5**

MLS® #: **A2184706**

Area: **Ranchlands**

Listing Date: **01/03/25**

List Price: **\$349,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **877**  
Low Sqft:  
Ttl Sqft: **877**

DOM

**18**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Playground**

Construction: **Stone, Vinyl Siding**  
Flooring: **Tile, Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`3" x 8`4"	Laundry	Main	6`8" x 3`3"
4pc Bathroom	Main	7`10" x 4`11"	Bedroom	Main	10`4" x 8`9"
Dining Room	Main	15`1" x 7`10"	Kitchen	Main	8`8" x 8`11"
Living Room	Main	15`3" x 12`10"	Bedroom - Primary	Main	10`11" x 11`10"
Walk-In Closet	Main	5`1" x 4`3"	3pc Ensuite bath	Main	4`11" x 7`10"
Balcony	Main	5`0" x 12`4"			

Legal/Tax/Financial

Condo Fee:  
**\$664**

Title:  
**Leasehold**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0913949**

Remarks

Pub Rmks: **Welcome the new year with this beautiful MOVE-IN READY home! Modern 2 Bedroom, 2 bathroom CORNER UNIT, a bright and spacious 877 sq. ft. apartment that offers the perfect blend of style and functionality. Situated on the third floor, this corner unit boasts a modern open-concept layout, complemented by rich wood flooring and large windows that flood the space with natural light. The stylish kitchen features dark espresso cabinetry, sleek granite countertops, stainless steel appliances, an elegant backsplash, and a convenient breakfast bar. The thoughtfully designed layout ensures privacy, with the two bedrooms located on opposite sides of the unit. The primary bedroom is generously sized to accommodate all your furnishings and offers the convenience of a walk-in closet and an ensuite bathroom with a fully tiled, handicap-accessible shower if needed. The second bedroom, located on the other side of the apartment, has its own dedicated bathroom just steps away—ideal for guests or roommates. Step outside to the expansive wraparound patio, where you can enjoy sunshine all day long and those summer BBQs. Additional features include in-suite laundry, an underground parking stall and a storage locker. This home is close to all amenities, major transportation routes, and offers easy access to everything you need. Whether you're looking for a quiet retreat or a space to entertain, this property ticks all the boxes. Don't miss your chance to make this stunning unit your next home!**

Inclusions: n/a  
Property Listed By: **CIR Realty**

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









