



THE
A-TEAM

**RE/MAX
FIRST**

6315 RANCHVIEW Drive #412, Calgary T3G 1B5

MLS® #: **A2191753**

Area: **Ranchlands**

Listing Date: **02/05/25**

List Price: **\$335,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 13-Feb**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **845**
Low Sqft:
Ttl Sqft: **845**

DOM

67
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Low-Rise (1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	54`5" x 53`7"	Kitchen	Main	26`3" x 27`1"
Dining Room	Main	27`11" x 33`8"	Foyer	Main	16`8" x 31`9"
Bedroom - Primary	Main	38`10" x 36`1"	4pc Ensuite bath	Main	26`3" x 15`7"
Bedroom	Main	37`2" x 32`7"	4pc Bathroom	Main	25`8" x 17`9"

Legal/Tax/Financial

Condo Fee: **\$639**

Title: **Fee Simple**

Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0913949**

Remarks

Pub Rmks: **This beautiful top-floor 2-bedroom, 2-bathroom condo is the perfect blend of comfort, convenience, and location. Located in a well-maintained building, this unit has been lovingly cared for by the original owner and recently painted throughout, offering a fresh, move-in-ready space. The open-concept layout is bright and inviting, with an east-facing balcony that allows plenty of natural light to fill the space, making it the perfect spot for morning coffee or enjoying the view. The condo features a spacious primary bedroom with an ensuite bathroom for added privacy, while the second bedroom is equally spacious and perfect for guests or a home office. With only one shared wall, the unit offers added privacy and tranquility. Additional perks include secured, titled underground parking and an assigned storage space in the parkade, providing all the convenience and security you need. Located in a prime area, this condo is just minutes from shopping plazas, schools, parks, bus routes, and major roads like Crowchild Trail and John Laurier Blvd, offering quick and easy access to all parts of the city. Whether you're looking for an investment property, first home, downsizing, or simply a low-maintenance urban retreat, this well-maintained condo offers an unbeatable combination of location and value.**

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

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







