



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6315 RANCHVIEW Drive #206, Calgary T3G1B5**

MLS® #: **A2198604**

Area: **Ranchlands**

Listing Date: **03/04/25**

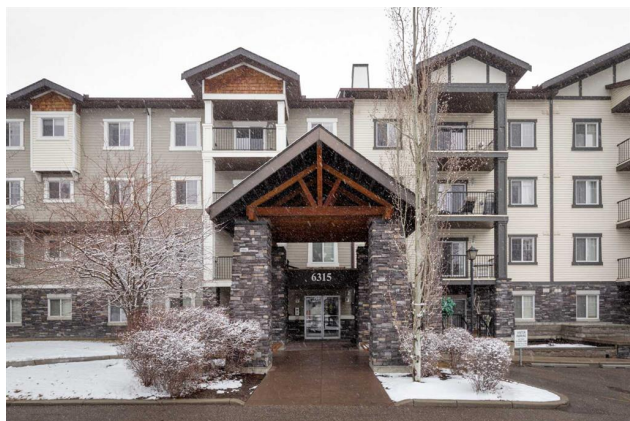
List Price: **\$308,800**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **838**  
Low Sqft:  
Ttl Sqft: **838**

DOM

**33**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**See Remarks,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Closet Organizers,Laminate Counters,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`8" x 16`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`6" x 10`10"</b>
<b>Den</b>	<b>Main</b>	<b>5`4" x 5`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 4`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`4" x 4`3"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 9`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 4`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 8`5"</b>
<b>Balcony</b>	<b>Main</b>	<b>12`1" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$639**

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

Zoning:  
**DC**

Legal Desc: **0913949**

Remarks

Pub Rmks: **Bright, spacious 2 bedroom plus den, 2 full bathroom home in the heart of Ranchlands. Close to all the shops and restaurants at Crowfoot Centre, schools, LRT, and major routes like Crowchild Trail and Stony Trail. Enjoy sunny mornings and shady afternoons on a peaceful, private balcony that backs onto treed greenspace with a privacy wall. Relax in front of the gas fireplace in your roomy living space with new luxury vinyl plank flooring. Stainless steel appliances incl. a new dishwasher in a functional connected kitchen with breakfast bar, generous counter and cupboard space. The 2 bedrooms each have a full bath (4 piece en suite + 4 pce bath) and are separated by the living space, perfect for kids, guests, or roommates. A discreetly located den near the front door is a great home office, hobby room or additional storage. In suite laundry with full size stacked washer/dryer. Lots of visitor parking, street parking, and a titled parking stall, plus separate storage locker. This well cared for complex is close to lots of green space, including a large off leash area, baseball diamonds, basketball courts, and tennis courts. Just a short drive or bike ride to an outdoor pool, Crowfoot, and U of C. Come see the wonderful location and carefree lifestyle of this great Ranchlands condo for yourself! Click on 3D for interactive floorplan.**

Inclusions: **NA**  
Property Listed By: **RE/MAX House of Real Estate**

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







