

17, 6915 Ranchview Drive NW
Calgary, Alberta

MLS # A2218087



\$395,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,107 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Ceramic Tile, Laminate		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Stucco, Wood Frame		
Foundation:	Poured Concrete		
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Basement Flat Top Stove, Basement Microwave, Basement Refrigerator, TV and mount in upstairs bedroom

OPEN HOUSE, SATURDAY, JUNE 7, from 12-1:15 PM. A beautifully maintained 3-bedroom, 1.5-bathroom townhouse in the heart of Ranchlands offers over 1500 sq ft of stylish, functional living space. This end unit has a private backyard that opens directly onto a peaceful walking path. Step into the welcoming main floor featuring a spacious living room with sliding doors that open onto your private patio and backyard, backing onto peaceful green space. The open-concept kitchen features a central island that flows into a charming dining nook, perfect for casual meals or entertaining guests. A large main-floor bedroom and a convenient 2-piece bath complete this level. Upstairs, you'll find two more generously sized bedrooms and a full 4-piece bathroom. The finished basement is a standout bonus, complete with a second full kitchen (stove, fridge, microwave, and sink), laundry area, lots of storage and a flexible rec room—ideal for multi-generational living, roommates, or rental potential. Outside, your fenced backyard with mature trees is ideal for BBQs, gardening and it has direct access to a scenic walking path. Located in a well-established NW Calgary community, you're just minutes from top-rated schools, parks, Crowfoot shopping, LRT access, and major routes. Whether you're a first-time buyer, young family, or pet owner craving outdoor space, this home offers unbeatable value, comfort, and location. This one has it all—space, location, and flexibility. Don't miss your chance to make it yours!