

**15, 6915 Ranchview Drive NW
Calgary, Alberta**

MLS # A2202970



\$395,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,143 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 444
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Shed in back yard

Discover this updated 2-storey townhouse featuring 4 bedrooms and 1.5 bathrooms, designed for both comfort and functionality. The main floor and basement feature stylish laminate flooring (2022), while the kitchen shines with modern appliances, including a brand-new fridge (2025), electric stove (2024), sleek microwave hood fan, and dishwasher (2021). A new front entry door (2021) adds to the home's fresh appeal before even entering the home. The bright and inviting living room faces south, offering plenty of natural light throughout the day, complemented by ample tree coverage for privacy in the summer. Upstairs, 3 bedrooms feature generous closets, with carpets recently replaced (2021). The fully finished basement includes a bright 4th bedroom with a south-facing window, a cozy family room perfect for movie nights, and a dedicated laundry room—an uncommon find in homes of this size. Major updates include a new furnace (2018) and hot water tank (2013), leaving little to do but move in and enjoy. Step outside to a private back patio, surrounded by hedges and trees, creating a serene summer retreat. A storage shed is included for added convenience. Condo fees are \$443/month. Come see this wonderful home for yourself!