

87, 6915 Ranchview Drive NW  
Calgary, Alberta

MLS # A2218409



# \$345,000

|           |                       |        |                   |
|-----------|-----------------------|--------|-------------------|
| Division: | Ranchlands            |        |                   |
| Type:     | Residential/Five Plus |        |                   |
| Style:    | 2 Storey              |        |                   |
| Size:     | 1,141 sq.ft.          | Age:   | 1979 (46 yrs old) |
| Beds:     | 5                     | Baths: | 2 full / 1 half   |
| Garage:   | Assigned, Stall       |        |                   |
| Lot Size: | -                     |        |                   |
| Lot Feat: | Landscaped, Lawn      |        |                   |

|             |                         |            |        |
|-------------|-------------------------|------------|--------|
| Heating:    | Forced Air              | Water:     | -      |
| Floors:     | Carpet, Laminate, Other | Sewer:     | -      |
| Roof:       | Asphalt Shingle         | Condo Fee: | \$ 444 |
| Basement:   | Finished, Full          | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame      | Zoning:    | M-C1   |
| Foundation: | Poured Concrete         | Utilities: | -      |
| Features:   | Storage                 |            |        |

Inclusions: None

Welcome to Ranchland Meadows! This bright and spacious townhome has over 1500 sqft of developed living space and is located within walking distance of the Ranchland and St Rita schools. The main level has had some updating done to the kitchen and has newer flooring and the living and dining rooms are both of a good size. There is a 2 piece bath to complete this level. Upstairs are 3 bedrooms and the main bath. The basement has been developed with another 2 bedrooms and a 3 piece bath. You have an assigned parking stall and there is plenty of visitor parking. This pet friendly complex is closed to parks, schools, shopping and transit. With a little TLC of paint and flooring this home would be perfect for a first time buyer or investor.