

# \$395,000 - 38, 6915 Ranchview Drive Nw, Calgary

MLS® #A2213985

**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Enjoy peaceful, green surroundings in this charming two-storey townhome in Ranchland Meadows — one of the rare units that backs directly onto open green space with private access to the community pathway system.

Step inside to a bright and welcoming living room filled with natural light from oversized front-facing windows. The efficient galley-style kitchen connects seamlessly to the southwest-facing family room, offering a cozy and sunlit retreat at the back of the home. A convenient 2-piece powder room completes the main floor.

Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with serene views overlooking the backyard and beyond. The full 4-piece bathroom features a jetted tub — perfect for winding down after a long day.

The finished basement expands your living space with a versatile office (which could easily serve as a fourth bedroom), a spacious rec room, and a dedicated laundry room with washer/dryer and extra storage. Notably, the high-efficiency furnace was newly installed in July 2023.

When summer rolls around, the private backyard is the perfect spot for family BBQs, lounging, or just soaking up the sun. The location couldn't be more convenient —



across the street from Ranchlands School, just 2 minutes from John Laurie Blvd and 5 minutes to Crowfoot Centre, where you'll find shops, restaurants, and the LRT station.

Built in 1979

### **Essential Information**

MLS® #	A2213985
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	38, 6915 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R8

### **Amenities**

Amenities	Clubhouse, Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Outside, Stall

### **Interior**

Interior Features	Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	High Efficiency

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	8
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
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