

# \$639,900 - 6628 Ranchview Drive Nw, Calgary

MLS® #A2253235

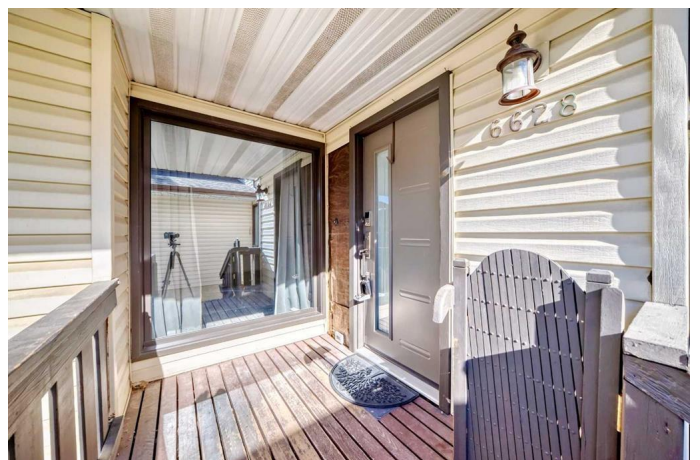
**\$639,900**

4 Bedroom, 2.00 Bathroom, 1,571 sqft

Residential on 0.12 Acres

Ranchlands, Calgary, Alberta

Welcome to this inviting home located in the heart of Ranchlands, one of Calgary's most desirable and well-established neighbourhoods. With 2,077 square feet of completed living space, this property offers comfort, functionality, and plenty of room for a growing family. The main and upper floors feature brand new carpet, adding warmth and a fresh, modern touch throughout. The home features four spacious bedrooms, central A/C, recently replaced triple glazed windows, and an attached double garage with a second level for storage complete with stairs. The newly renovated kitchen is a standout feature, designed with thoughtful touches like a spice rack, built-in cutting board, and appliance garage—perfect for anyone who loves to cook. Pot filler included and kitchen faucet is a touch tap—hard wired in. The dining room boasts a bright skylight, creating a warm and inviting atmosphere, while the bright living room offers great space for entertaining or relaxing with family. Conveniently located off the kitchen on the main floor, the laundry area features a front-load washer and dryer for added ease and efficiency. Step outside from the kitchen onto a large deck that overlooks the large backyard—ideal for summer barbecues, kids, and pets. Set on a large lot, the property provides ample outdoor space and privacy, including extra storage under the sunroom. Downstairs, the fully finished basement adds even more flexibility with a dedicated office, a hobby or craft room, and a



generous recreation room. Additional upgrades include a high efficiency furnace, A/C that's only 1 year old, an upgraded electrical panel, and \$30,000 worth of improvements adding modern reliability and value to the home.

With its ideal location close to schools, shopping, and public transit, this home truly has it all! Space, style, and convenience in one of Calgary's top communities. Don't miss this one, book your showing today!

Built in 1977

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253235    |
| Price          | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,571       |
| Acres          | 0.12        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 6628 Ranchview Drive Nw |
| Subdivision | Ranchlands              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 1T1                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |

# of Garages 2

### Interior

Interior Features Built-in Features, Closet Organizers, Open Floorplan, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Washer, Built-In Refrigerator  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features Other, Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard  
Roof Asphalt  
Construction Stone, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed September 4th, 2025  
Days on Market 60  
Zoning R-CG

### Listing Details

Listing Office eXp Realty

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