\$364,900 - 9, 6503 Ranchview Drive Nw, Calgary

MLS® #A2267216

\$364,900

3 Bedroom, 2.00 Bathroom, 1,056 sqft Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to this charming 2 storey townhome located in the established community of Ranchlands. This home offers a functional layout, comfortable living spaces, and a private fenced backyard. The main floor features a kitchen with plenty of cabinetry and a cozy dining nook. The living room is warm and inviting with a gas fireplace and stone surround. Double glass doors lead out to the backyard, where you'll find a deck, shed, and gas line for your BBQ, perfect for relaxing or entertaining. Upstairs you'II find 3 bedrooms and a 3 pc bathroom. The primary bedroom includes a walk-in closet, while the other two rooms are ideal for children, guests, or a home office. The basement is developed with a spacious recreation area, 2 pc bathroom, laundry, and storage/utility room. Additional features include central air conditioning for those hot summer days, enhanced fire safety features (including CO detectors x2, water sensors x2, smoke detectors x3, heat sensors x2, communication station, 'bed shaker' - \$4,000 of value) and a total living area of approximately 1,439 sq. ft. Conveniently located near schools, parks, shopping, a community garden and public transit, this home offers excellent value in a family-friendly community.







Built in 1978

Essential Information

MLS® # A2267216 Price \$364,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,056 Acres 0.00 Year Built 1978

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 9, 6503 Ranchview Drive Nw

Subdivision Ranchlands

City Calgary
County Calgary
Province Alberta
Postal Code T3G1P2

Amenities

Amenities Park, Parking, Community Gardens, Picnic Area

Parking Spaces 1

Parking Off Street, Stall

Interior

Interior Features Tile Counters, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

Exterior Features None

Lot Description Back Yard, Backs on to Park/Green Space, Lawn

Roof Asphalt Shingle

Construction Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed October 29th, 2025

Days on Market 1

Zoning M-C1 d65

Listing Details

Listing Office eXp Realty

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