

# \$295,800 - 206, 6315 Ranchview Drive Nw, Calgary

MLS® #A2198604

**\$295,800**

2 Bedroom, 2.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Bright, spacious 2 bedroom plus den, 2 full bathroom home in the heart of Ranchlands. Close to all the shops and restaurants at Crowfoot Centre, schools, LRT, and major routes like Crowchild Trail and Stony Trail. Enjoy sunny mornings and shady afternoons on a peaceful, private balcony that backs onto treed greenspace with a privacy wall. Relax in front of the gas fireplace in your roomy living space with new luxury vinyl plank flooring. Stainless steel appliances incl. a new dishwasher in a functional connected kitchen with breakfast bar, generous counter and cupboard space. The 2 bedrooms each have a full bath (4 piece en suite + 4 pce bath) and are separated by the living space, perfect for kids, guests, or roommates. A discreetly located den near the front door is a great home office, hobby room or additional storage.

In suite laundry with full size stacked washer/dryer. Lots of visitor parking, street parking, and a titled parking stall, plus separate storage locker. This well cared for complex is close to lots of green space, including a large off leash area, baseball diamonds, basketball courts, and tennis courts. Just a short drive or bike ride to an outdoor pool, Crowfoot, and U of C. Come see the wonderful location and carefree lifestyle of this great Ranchlands condo for yourself! Click on 3D for interactive floorplan.

Built in 2008



## Essential Information

MLS® #	A2198604
Price	\$295,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	206, 6315 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G1B5

## Amenities

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	See Remarks, Titled, Underground

## Interior

Interior Features	Closet Organizers, Laminate Counters, See Remarks
Appliances	Dishwasher, Refrigerator, Dryer, Microwave Hood Fan, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	BBQ gas line, Other, Balcony
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	118
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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