

# \$399,900 - 35, 6503 Ranchview Drive Nw, Calgary

MLS® #A2221541

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to this beautifully updated 2-story condo in the serene Parkside Place, an ideal choice for first-time buyers, investors, or anyone seeking a low-maintenance family-oriented lifestyle. WATER/SEWER INCLUDED IN CONDO FEES. Nestled in a tranquil setting surrounded by mature trees and backing onto a green space with an off-leash dog area, this 3+1-bedroom, 2-bathroom home blends modern upgrades with thoughtful charm. Step inside to a freshly painted interior that feels bright and inviting. The updated kitchen boasts sleek maple cabinetry, stainless steel appliances (all under 2.5 years old, except the microwave), and luxurious heated tile floors. Stay cozy and efficient with a recently serviced high-efficiency furnace and gas fireplace, complemented by a 1-year-old hot water tank. The upper-level 4-piece bathroom features a jetted soaker tub for spa-like relaxation, while the primary suite offers a walk-in closet for added convenience. Outside, the home is roughed in for an AC unit and includes a private backyard deck, perfect for entertaining or unwinding in the evening sunshine. The yard is fenced and has a medium-sized shed that provides extra storage. The fully finished basement adds a cozy family room (currently being used as a teen bedroom), a 3-piece bathroom, and a spacious laundry area with ample storage, making this home as functional as it is stylish. The well-maintained Parkside Place condo complex is managed by an attentive condo



board, with fees covering water and sewer for predictable costs. The parking lot was newly paved in 2024, and new electrical pedestals were added for vehicle plug-ins. A new fence is planned for this year, and the pet-friendly community offers extra parking stalls for a fee in addition to the over-sized parking stall that is included with this unit. Located steps from a vibrant commercial complex with restaurants, a pub, convenience store, and everyday amenities, this home is also close to schools, transit, and shopping. With the green space directly behind, dog owners and outdoor enthusiasts will feel right at home. This move-in-ready condo combines modern comfort with an unbeatable location, making it a rare find. Book your private showing today and discover why this Parkside Place home is the perfect place to call your own!

Built in 1978

**Essential Information**

MLS® #	A2221541
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	35, 6503 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3G 1P2

### Amenities

Amenities	Park, Parking
Parking Spaces	2
Parking	Assigned, Off Street, Stall, Additional Parking, Guest, Leased, Plug-In

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	May 15th, 2025
Days on Market	8
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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