

**92, 6915 Ranchview Drive NW
Calgary, Alberta**

MLS # A2264085



\$359,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,144 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions:	N/A
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Cash Flow Investment Opportunity! Welcome to this newly updated 4-bedroom, 1.5-bathroom townhouse in the desirable community of Ranchlands. This 1144 sq. ft. two-storey home offers excellent value for investors or first-time buyers alike. The main floor features a bright and open living room with new laminate flooring, fresh paint, a 2-piece bathroom, and a modern kitchen with new cabinets and a spacious dining area. Upstairs, you’ll find three well-sized bedrooms and an updated full bathroom, offering comfort and convenience for the whole family. The developed basement includes an additional bedroom with a large window, a flex room, and a laundry area—perfect for extra living space or storage. Recent updates include a Hot Water Tank (2022) and Windows (2011). Ideally located close to bus stops, schools, parks, off-leash areas, shopping, the LRT, and many other amenities.