

# \$405,000 - 37, 6915 Ranchview Drive Nw, Calgary

MLS® #A2216098

**\$405,000**

3 Bedroom, 2.00 Bathroom, 1,193 sqft

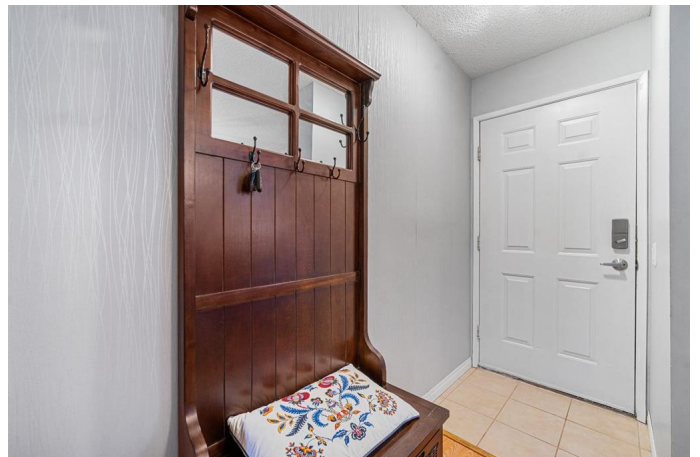
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

A thoughtfully updated 3-bedroom, 2.5-bathroom two-storey townhouse offering 1,280+ sq ft of finished living space and a rare private backyard that backs onto a walking path. Perfectly positioned in a peaceful, pet-friendly complex, this charming home has been refreshed with new windows, furnace, hot water tank, carpet, and kitchen cabinetry, offering move-in-ready comfort with stylish appeal.

The bright main level features a cozy living area with large picture windows that frame treetop views, flowing into a dedicated dining space perfect for everyday meals or weekend hosting. The updated kitchen boasts white cabinetry with glass inserts, tile backsplash, and durable countertops – an inviting space to cook and gather. Upstairs, you’ll find three comfortable bedrooms including a generous primary retreat, all served by a well-appointed full bath. A second bathroom on the main level adds everyday convenience.

Downstairs, the partially finished basement offers a flexible rec room and laundry area – ideal for a home office, gym, or extra lounge space. Step outside to enjoy your fully fenced backyard with a patio, perfect for BBQs, gardening, or letting your pup roam. With a quiet walking path just beyond the gate, this home strikes the perfect balance of tranquil privacy and everyday accessibility.



Located in the established community of Ranchlands, youâ€™re minutes from schools, parks, Crowfoot shopping, the LRT, and major routes. Whether youâ€™re a first-time buyer, young family, or dog lover looking for a yard, this home is an outstanding value in Calgaryâ€™s northwest.

Built in 1979

**Essential Information**

MLS® #	A2216098
Price	\$405,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,193
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	37, 6915 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R8

**Amenities**

Amenities	Trash
Parking Spaces	1
Parking	Assigned, Stall

**Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Yard, Interior Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	15
Zoning	M-C1

## Listing Details

Listing Office	Synterra Realty
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