

\$354,900 - 9, 6503 Ranchview Drive Nw, Calgary

MLS® #A2267216

\$354,900

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'll 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	\$354,900
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	Community Gardens, Park, Parking, Picnic Area
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Walk-In Closet(s), Tile Counters
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	16
Zoning	M-C1 d65

Listing Details

Listing Office	eXp Realty
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