

# \$308,800 - 206, 6315 Ranchview Drive Nw, Calgary

MLS® #A2198604

**\$308,800**

2 Bedroom, 2.00 Bathroom, 838 sqft

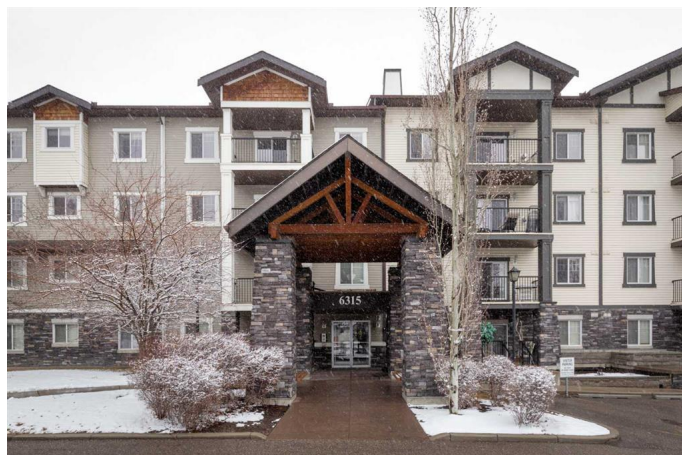
Residential on 0.00 Acres

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          | \$308,800         |
| 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        | Titled, Underground, See Remarks                       |

## Interior

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

## Exterior

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 46              |
| Zoning         | DC              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.