

# \$329,900 - 405, 6315 Ranchview Drive Nw, Calgary

MLS® #A2195709

**\$329,900**

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Bright, west facing, TOP floor 2 bedroom, 2 full bathrooms, 841 sq ft apartment condo primely located in Ranchlands. This unit features 9' ceilings (only the top floor has), a generous balcony with a gas hookup and unobstructed panoramic views - on clear days you can even see the mountains. The two bedrooms are separated by the living area which includes a cozy gas fireplace with a mantle and tile surround. Plenty of room for dining near the kitchen or at the eat up bar. For resting and relaxing, the well sized primary bedroom has a walk in closet and ensuite bathroom. Second bedroom has the main bath nearby. There's even an area off the entrance that could be used for an small office set up or in unit storage. In-suite laundry, check! Have a car or two? This unit comes with one underground titled parking, there's ample visitor parking, plus street parking on main road if needed for a second car. You'll also find a separate assigned storage cage in the parkade. Room for everything in this well situated suite, close to recreation, Crowfoot area, with easy access to main arteries and transit nearby.

Built in 2009

## Essential Information

MLS® #                   A2195709

Price                     \$329,900

Bedrooms             2



Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	405, 6315 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1B5

### **Amenities**

Amenities	Elevator(s), Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Guest, Heated Garage, On Street, Parkade, Stall, Titled, Underground, Enclosed

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Storage
Construction	Mixed, Stone, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 28th, 2025

Days on Market      33

Zoning                 DC

### **Listing Details**

Listing Office         Houston Realty.ca

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