

# \$374,900 - 166, 6915 Ranchview Drive Nw, Calgary

MLS® #A2253048

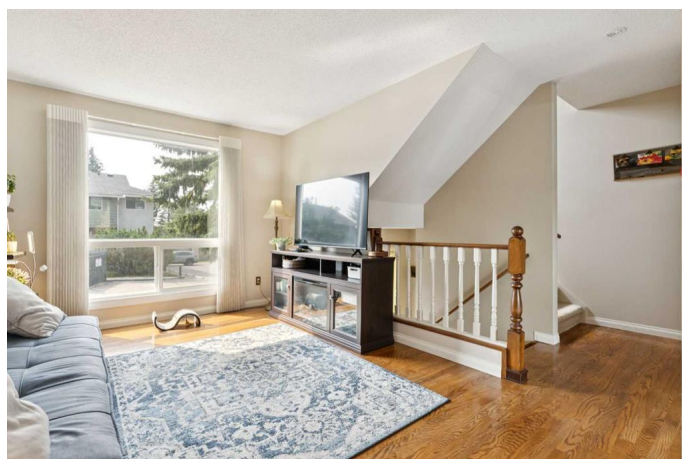
**\$374,900**

4 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

**\*\*OPEN HOUSE Saturday, September 6th  
1:00 - 3:00\*\*** Exceptional opportunity to own a spacious 4 bedroom, 3 bathroom home with over 1,600sqft of developed living space! This property has been thoughtfully UPDATED over the years, including WINDOWS, FLOORING, and more. Step into the welcoming foyer and up to the main level, where rich OAK HARDWOOD floors flow throughout. LARGE WINDOWS fill the living room with NATURAL LIGHT, creating a bright and inviting space that seamlessly connects to the kitchen, complete with UPDATED APPLIANCES. The expansive dining room offers versatility - perfect for entertaining or easily adaptable as a combined dining area, office, or den. The back door leads to a PRIVATE, TREED PATIO and green space BACKING ONTO A SERENE PARK-LIKE SETTING. A convenient half-bath completes the main floor. Upstairs, you'll find three comfortable bedrooms, including a generous-sized master bedroom, all sharing a full bathroom. The lower level has been DEVELOPED into a spacious secondary master bedroom with a PRIVATE ENSUITE, which could also serve as a family room or home office. A large laundry area provides ample storage. The WELL-MANAGED COMPLEX is ideally located, with an assigned parking stall by the front entry (current owner has rented the adjacent parking stall through the Board). This home has convenient pathways leading to a gorgeous treed walkway and a park. It is located WALKING DISTANCE



to elementary schools and major transportation routes. It is also conveniently close to the Dalhousie LRT station and a wide range of amenities. A wonderful opportunity in a mature, family-friendly community!

Built in 1979

### **Essential Information**

MLS® #	A2253048
Price	\$374,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,143
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	166, 6915 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R8

### **Amenities**

Amenities	Park, Visitor Parking, Clubhouse
Parking Spaces	1
Parking	Stall, Other

### **Interior**

Interior Features	Laminate Counters, No Smoking Home, Storage
Appliances	Dishwasher, Electric Range, Refrigerator, See Remarks, Washer/Dryer,

	Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Private, Treed
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 3rd, 2025
Days on Market	1
Zoning	M-C1 d43

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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