

# \$364,900 - 17, 6915 Ranchview Drive Nw, Calgary

MLS® #A2218087

**\$364,900**

3 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

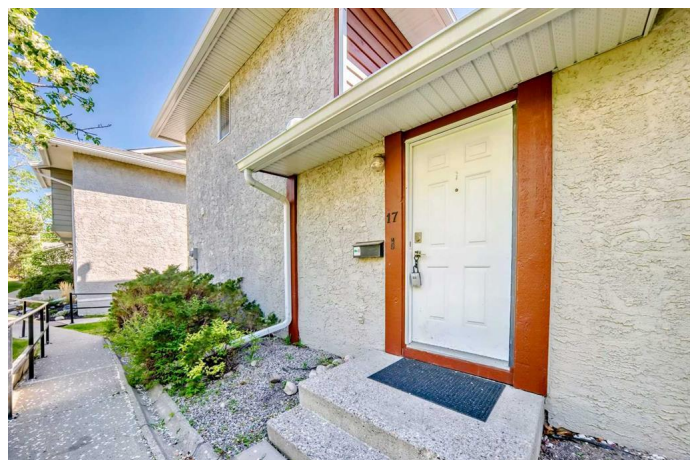
A beautifully maintained 3-bedroom, 1.5-bathroom townhouse in the heart of Ranchlands offers over 1500 sq ft of stylish, functional total living space. This end unit has a private backyard that opens directly onto a peaceful walking path.

Step into the welcoming main floor featuring a spacious living room with sliding doors that open onto your private patio and backyard, backing onto peaceful green space. The open-concept kitchen features a central island that flows into a charming dining nook, perfect for casual meals or entertaining guests. A large main-floor bedroom and a convenient 2-piece bath complete this level.

Upstairs, you'll find two more generously sized bedrooms and a full 4-piece bathroom. The finished basement is a standout bonus, complete with a second full kitchen (stove, fridge, microwave, and sink), laundry area, lots of storage and a flexible rec room—ideal for multi-generational living, roommates, or rental potential.

Outside, your fenced backyard with mature trees is ideal for BBQs, gardening and it has direct access to a scenic walking path.

Located in a well-established NW Calgary community, you're just minutes from top-rated schools, parks, Crowfoot shopping, LRT access, and major routes.



Whether youâ€™re a first-time buyer, young family, or pet owner craving outdoor space, this home offers unbeatable value, comfort, and location. This one has it allâ€”space, location, and flexibility. Donâ€™t miss your chance to make it yours!

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2218087      |
| Price          | \$364,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,107         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 17, 6915 Ranchview Drive Nw |
| Subdivision | Ranchlands                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 1R8                     |

**Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Trash           |
| Parking Spaces | 1               |
| Parking        | Stall, Assigned |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Private Yard, Garden                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Stucco, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 65             |
| Zoning         | M-C1           |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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