

# \$359,000 - 92, 6915 Ranchview Drive Nw, Calgary

MLS® #A2264085

**\$359,000**

4 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Cash Flow Investment Opportunity!

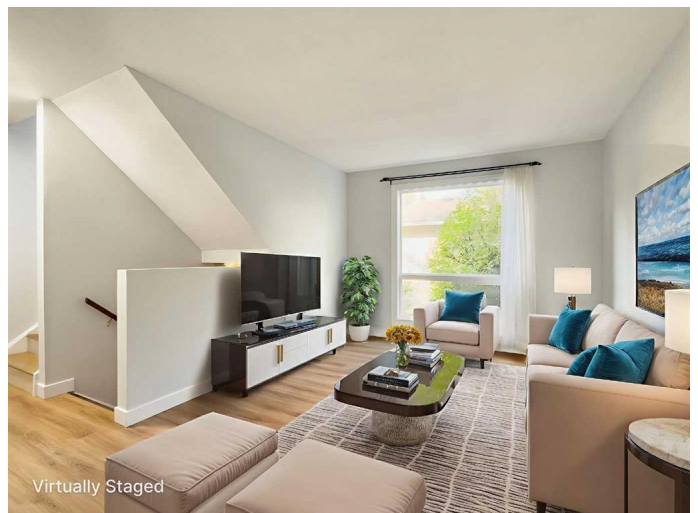
Welcome to this newly updated 4-bedroom, 1.5-bathroom townhouse in the desirable community of Ranchlands. This 1144 sq. ft. two-storey home offers excellent value for investors or first-time buyers alike. The main floor features a bright and open living room with new laminate flooring, fresh paint, a 2-piece bathroom, and a modern kitchen with new cabinets and a spacious dining area. Upstairs, you'll find three well-sized bedrooms and an updated full bathroom, offering comfort and convenience for the whole family. The developed basement includes an additional bedroom with a large window, a flex room, and a laundry area—perfect for extra living space or storage.

Recent updates include a Hot Water Tank (2022) and Windows (2011). Ideally located close to bus stops, schools, parks, off-leash areas, shopping, the LRT, and many other amenities.

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2264085  |
| Price      | \$359,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,144         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 92, 6915 Ranchview Drive Nw |
| Subdivision | Ranchlands                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 1R8                     |

### **Amenities**

|                |                   |
|----------------|-------------------|
| Amenities      | None              |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Quartz Counters                                        |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Yard, Few Trees |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Siding  |
| Foundation        | Poured Concrete      |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 12th, 2025 |
|-------------|--------------------|

|                |          |
|----------------|----------|
| Days on Market | 7        |
| Zoning         | M-C1 d43 |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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