

# \$499,900 - 6387 Ranchview Drive Nw, Calgary

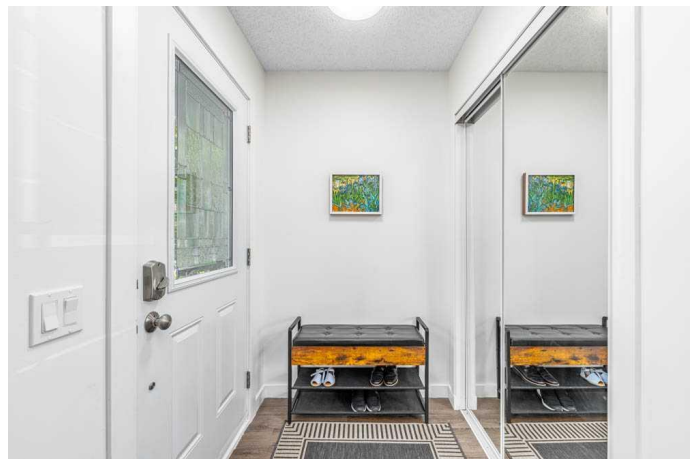
MLS® #A2240623

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,124 sqft  
Residential on 0.07 Acres

Ranchlands, Calgary, Alberta

\*\*\* OPEN HOUSE Saturday 12:00-2:00pm and Sunday 1:00-3:00pm \*\*\* Step inside this fully updated, air conditioned, move in ready home and discover the inviting main floor featuring a spacious living room, a dedicated dining area, and a modern kitchen complete with quartz countertops and stainless steel appliances. A convenient half bath and a mudroom lead you to the deck and fully landscaped backyard with mature trees the perfect space for relaxing or entertaining family and friends. Upstairs, youâ€™ll find a comfortable primary bedroom, two additional bedrooms, and a full bathroom. The developed basement adds even more living space with a cozy family room, a versatile craft/hobby room, and a laundry area. This home has been well taken care of, making it truly turn-key and ready for its next owners to love and enjoy. Ranchlands has pathways, an off-leash dog park, and tons of amenities nearby at Crowfoot Crossingâ€™s shopping centre. Families love the proximity to schools, the skating rink, and community centre, while having easy access to Crowchild and Stoney Trail to navigate the city. Book your showing today!!



Built in 1978

## Essential Information

MLS® # A2240623

Price \$499,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,124                  |
| Acres          | 0.07                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 6387 Ranchview Drive Nw |
| Subdivision | Ranchlands              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 1B5                 |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Quartz Counters   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Many Trees |
| Roof              | Asphalt               |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 1               |
| Zoning         | M-C1 d33        |

## **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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