

# \$399,000 - 42, 6503 Ranchview Drive Nw, Calgary

MLS® #A2240780

**\$399,000**

3 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.00 Acres

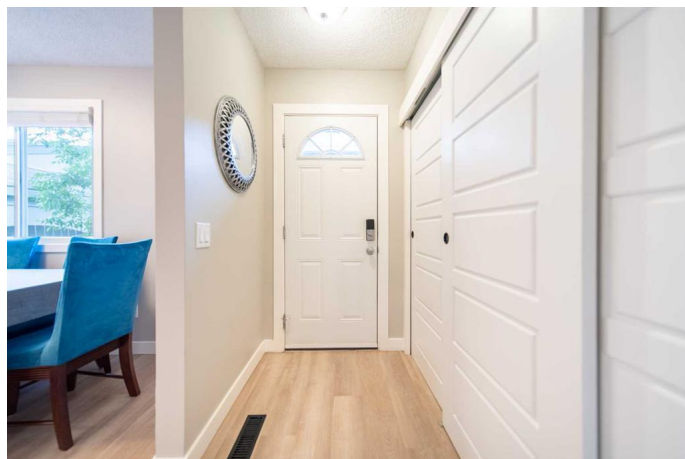
Ranchlands, Calgary, Alberta

Welcome to this beautifully renovated 3-bedroom, 1.5-bath end unit townhouse nestled in the heart of Ranchlands. Offering the perfect blend of comfort and functionality, this home features a rare south-facing private backyard ideal for sunny afternoons and outdoor entertaining. The main level offers a thoughtfully designed layout with a separate kitchen and dining area, distinct from the cozy living room, giving you space to both entertain and relax. Upstairs, you'll find three well-sized bedrooms and a full bathroom. The fully developed lower level includes a spacious recreation room, a 2-piece bathroom, laundry area, and plenty of storage perfect for families or those needing extra space. This unit also includes one conveniently located outdoor parking stall just steps from your front door. Set in the established community of Ranchlands, you'll enjoy close proximity to parks, schools, shopping at Crowfoot Crossing, off leash dog park and transit. Move-in ready and full of updates this home is a must-see!

Built in 1978

## Essential Information

MLS® #	A2240780
Price	\$399,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	997
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	42, 6503 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1P2

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Other, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle

Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	5
Zoning	M-C1 d65

### **Listing Details**

Listing Office	RE/MAX First
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