

# \$364,900 - 9, 6503 Ranchview Drive Nw, Calgary

MLS® #A2267216

**\$364,900**

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to this charming 2 storey townhome located in the established community of Ranchlands. This home offers a functional layout, comfortable living spaces, and a private fenced backyard. The main floor features a kitchen with plenty of cabinetry and a cozy dining nook. The living room is warm and inviting with a gas fireplace and stone surround. Double glass doors lead out to the backyard, where you'll find a deck, shed, and gas line for your BBQ, perfect for relaxing or entertaining. Upstairs you'll find 3 bedrooms and a 3 pc bathroom. The primary bedroom includes a walk-in closet, while the other two rooms are ideal for children, guests, or a home office. The basement is developed with a spacious recreation area, 2 pc bathroom, laundry, and storage/utility room. Additional features include central air conditioning for those hot summer days, enhanced fire safety features (including CO detectors x2, water sensors x2, smoke detectors x3, heat sensors x2, communication station, 'bed shaker' - \$4,000 of value) and a total living area of approximately 1,439 sq. ft. Conveniently located near schools, parks, shopping, a community garden and public transit, this home offers excellent value in a family-friendly community.

Built in 1978

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2267216      |
| Price          | \$364,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,056         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9, 6503 Ranchview Drive Nw |
| Subdivision | Ranchlands                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G1P2                     |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Park, Parking, Community Gardens, Picnic Area |
| Parking Spaces | 1                                             |
| Parking        | Off Street, Stall                             |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Tile Counters, Walk-In Closet(s)                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                  |
| Cooling           | Central Air                                                                                                              |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                        |
| Fireplaces        | Gas                                                                                                                      |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full                                                                                                                     |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lawn |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Siding                                   |
| Foundation        | Poured Concrete                               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 7                  |
| Zoning         | M-C1 d65           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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