

102, 6315 Ranchview Drive NW  
Calgary, Alberta

MLS # A2290149



**\$345,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 703

**Basement:** -

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** DC (pre 1P2007)

**Foundation:** -

**Utilities:** -

**Features:** Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** N/A

Beautifully renovated 2 bedroom/2 bath plus den end unit in the desirable community of Ranchlands. Amazing location close to schools, shopping, public transit, parks, restaurants and walking distance to Crowfoot Crossing & Nose Hill Park. The spacious open concept kitchen, dining & living room separates the bedrooms & bathrooms for maximum privacy and the east exposure allows natural light to flood into the entire unit all day long. The cozy living room features multiple windows & a patio door leading to your private patio which is just steps away from the community park & school. The primary bedroom features a walk-thru closet & private 3pc ensuite bath while the second bedroom has a 4pc bath just outside. The laundry room offers extra storage space and recent upgrades include high-end stainless steel fridge & dishwasher. This home offers easy access to all major routes including Crowchild & Stoney Trail. So whether you want to go east to Children's & Foothills Hospitals, or west to the Banff, or north to the Airport, or south to COP, it's all a short drive away and all from the comfort of your heated underground parking!!