

# \$335,000 - 412, 6315 Ranchview Drive Nw, Calgary

MLS® #A2191753

**\$335,000**

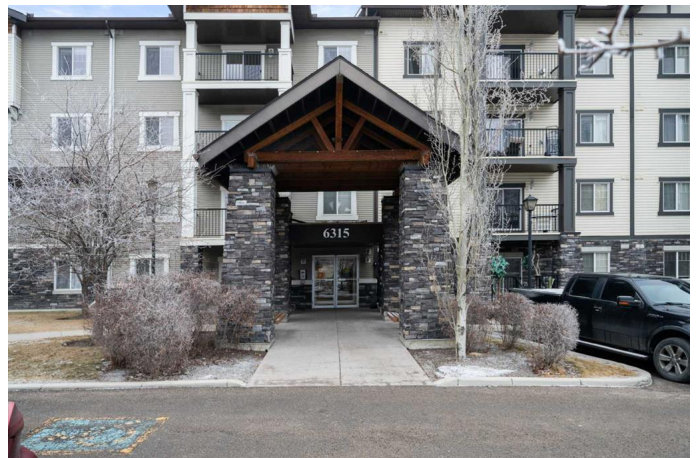
2 Bedroom, 2.00 Bathroom, 846 sqft  
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

This beautiful top-floor 2-bedroom, 2-bathroom condo is the perfect blend of comfort, convenience, and location. Located in a well-maintained building, this unit has been lovingly cared for by the original owner and recently painted throughout, offering a fresh, move-in-ready space. The open-concept layout is bright and inviting, with an east-facing balcony that allows plenty of natural light to fill the space, making it the perfect spot for morning coffee or enjoying the view. The condo features a spacious primary bedroom with an ensuite bathroom for added privacy, while the second bedroom is equally spacious and perfect for guests or a home office. With only one shared wall, the unit offers added privacy and tranquility. Additional perks include secured, titled underground parking and an assigned storage space in the parkade, providing all the convenience and security you need. Located in a prime area, this condo is just minutes from shopping plazas, schools, parks, bus routes, and major roads like Crowchild Trail and John Laurier Blvd, offering quick and easy access to all parts of the city. Whether you're looking for an investment property, first home, downsizing, or simply a low-maintenance urban retreat, this well-maintained condo offers an unbeatable combination of location and value.

Built in 2009

## Essential Information



MLS® #	A2191753
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	412, 6315 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1B5

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed February 5th, 2025

Days on Market 37

Zoning DC

### **Listing Details**

Listing Office CIR Realty

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