

# \$335,000 - 17, 6915 Ranchview Drive Nw, Calgary

MLS® #A2253706

**\$335,000**

3 Bedroom, 2.00 Bathroom, 1,107 sqft  
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Discover this beautifully maintained 3-bedroom, end unit townhome that offers the privacy of a near-detached property in the heart of Ranchlands offering over 1,500 square feet of versatile living space, thoughtfully designed for growing families.

**\*\*LIST PRICE IS \$12,000 BELOW CITY ASSESSED VALUE\*\*** This property features a private backyard surrounded by mature trees, providing an ideal setting for BBQs and gardening, with direct access to a scenic walking path.

Upon entering, you'll find an open-concept kitchen featuring a central island that flows into a cozy dining nook, perfect for casual meals or entertaining. The main floor also includes a spacious bedroom and a convenient 2-piece bathroom. The bright sunken living room boasts sliding doors that lead to the private backyard, which backs onto a serene green space, enhancing the overall tranquility of the home.

Upstairs, you'll find two more generously sized bedrooms with a well-appointed 4-piece bathroom and additional storage space completing the upper level.

The fully developed basement features another kitchenette, abundant storage, laundry, and an inviting recreation room perfect for family movie marathons, kids' activities, your own home gym or



hobby space.

The community offers extensive walking paths, off-leash dog areas, and green spaces, encouraging an active lifestyle for all. The Ranchlands Community Centre is a true hub for family fun, featuring a playground, basketball court, and an outdoor rink for year-round recreation. Just minutes from Crowfoot’s shops, restaurants and LRT station, all amenities are within reach. This home is ideally situated to enjoy everything Ranchlands has to offer—a welcoming neighbourhood, excellent schools, vibrant community spirit, and exceptional amenities—making it a wonderful place to raise a family, entertain friends, and create lasting memories.

Whether you’re a first-time buyer, young family, or pet owner craving outdoor space, this home offers unbeatable value, comfort, and location. This one has it all—space, location, and flexibility.

Built in 1979

**Essential Information**

MLS® #	A2253706
Price	\$335,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,107
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

## Community Information

Address	17, 6915 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1R8

## Amenities

Amenities	Park, Trash, Visitor Parking, Clubhouse
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2025
Days on Market	5
Zoning	M-C1 d43

## Listing Details

Listing Office	One Percent Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.