

\$395,000 - 38, 6915 Ranchview Drive Nw, Calgary

MLS® #A2213985

\$395,000

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Enjoy peaceful, green surroundings in this charming two-storey townhome in Ranchland Meadows — one of the rare units that backs directly onto open green space with private access to the community pathway system.

Step inside to a bright and welcoming living room filled with natural light from oversized front-facing windows. The efficient galley-style kitchen connects seamlessly to the southwest-facing family room, offering a cozy and sunlit retreat at the back of the home. A convenient 2-piece powder room completes the main floor.

Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with serene views overlooking the backyard and beyond. The full 4-piece bathroom features a jetted tub — perfect for winding down after a long day.

The finished basement expands your living space with a versatile office (which could easily serve as a fourth bedroom), a spacious rec room, and a dedicated laundry room with washer/dryer and extra storage. Notably, the high-efficiency furnace was newly installed in July 2023.

When summer rolls around, the private backyard is the perfect spot for family BBQs, lounging, or just soaking up the sun. The location couldn't be more convenient —



across the street from Ranchlands School, just 2 minutes from John Laurie Blvd and 5 minutes to Crowfoot Centre, where you'll find shops, restaurants, and the LRT station.

Built in 1979

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2213985 |
| Price | \$395,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,172 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 38, 6915 Ranchview Drive Nw |
| Subdivision | Ranchlands |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 1R8 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Clubhouse, Visitor Parking, Parking |
| Parking Spaces | 1 |
| Parking | Assigned, Outside, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Jetted Tub |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | High Efficiency |

| | |
|--------------|--------------------------|
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 5 |
| Zoning | M-C1 |

Listing Details

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

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