

96, 6915 Ranchview Drive NW
Calgary, Alberta

MLS # A2285441



\$420,000

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|------------------|-----------------------------|---------------|-------------------|
| Division: | Ranchlands | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,198 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Outside, Parking Lot, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Other, Street Lighting | | |

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|--------------------|---|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 474 |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding | Zoning: | M-C1 d43 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage, Tankless Hot Water, Vinyl Windows | | |

Inclusions: Total of 4 x Full Size Refrigerators

ROOMING HOUSE OR LARGE FAMILY OPPORTUNITY & TURNKEY INVESTMENT Excellent opportunity for investors, large families, or families-of-choice! SO MANY UPDATES in this family-friendly townhome in Ranchlands! The big money has already been spent so you don't have to. 1,720 sf of gorgeous living space. This rare, fully compliant, fully renovated townhouse is currently configured as a rooming house with 5 bedrooms and 2.5 bathrooms, with required approvals from the Condo Board and City of Calgary permits in place. This turnkey property includes multiple full-size refrigerators, and all furniture is negotiable, making it ideal for immediate rental income or multi-generational living. Recent upgrades include a new furnace with central air conditioning, tankless hot water system, new washer and dryer, updated light fixtures, egress windows in both downstairs bedrooms, and fresh paint throughout. A vented kitty closet (!) and backflow preventer have also been installed for added functionality and peace of mind. Main floor appliance bar extends kitchen functionality. The thoughtful layout features five generously sized bedrooms, 4-piece bathrooms on both the upper and lower levels, and a convenient 2-piece powder room on the main floor. Strong income potential, located close to LRT for easy University and downtown access. Ideal for investors seeking rental income (occupy one bedroom and rent the remaining four) or for large or generational families needing flexible living space.