

**28, 6503 Ranchview Drive NW  
Calgary, Alberta**

**MLS # A2285691**



# \$365,000

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this beautifully located townhome in the heart of Ranchlands, offering a very practical layout, privacy, and an exceptional neighbourhood setting. Featuring 3 bedrooms upstairs and 2 full bathrooms in the home, this space is perfectly designed for families, first-time buyers, or savvy investors looking for long-term value. Step outside to your private, fully fenced backyard that backs directly onto green space, creating a rare sense of privacy and a peaceful natural backdrop, ideal for kids/pets and outdoor entertaining. Inside, the layout offers comfortable living spaces filled with natural light, with a functional flow perfect for everyday living. Located in a quiet, established community close to parks, schools, shopping, easy commute to c-train, and major routes; this townhome combines location, lifestyle, and livability in one incredible package. Book your showing today, this won't last long!