



\$ 234,900.00

25 6503 RANCHVIEW DRIVE NW CALGARY

<https://paulbrinton.com>

BACKING ON TO AN OFF-LEASH DOG PARK, this MOVE-IN READY, 3 bedroom/2 bath townhouse is waiting for its new OWNER! This unit has newer carpet on main level, upper level and stairways, newer linoleum in both bathrooms, and natural pine wood floors in kitchen and hallway. Main floor has an...

- 3 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1151517

Type: Row/Townhouse

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

Post Updated: 2021-11-22 21:24:27

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 10/10/21

Lot size: 121418 sq ft

Year built: 1978

Parking: Assigned, Off Street

PROPERTY FEATURES

Total Parking: 2

Flooring: Carpet,Hardwood,Linoleum

Water Source: Public

Community Features: Playground

Fencing: Fenced

Cooling: None

Lot Features: Backs on to Park/Green Space,Level

Heating Type: Forced Air,Natural Gas,Wood

Fireplace: 1

Association Amenities: Storage

Fireplace Features: Wood Burning

Exterior Features: Private Yard

District: CAL Zone NW

Interior Features: Vinyl Windows,Walk-In Closet(s)

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: In Unit

Levels: Two

Zoning: M-C1 d65



Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Unit Number: 25

Suite: No

Appliances: Dishwasher,Dryer,Electric
Stove,Refrigerator,Washer,Window Coverings

Subdivision Name: Ranchlands

Lot Size Acres: 2.79

List Price Square Foot: \$ 239.24

Photo Count: 30

Unit Exposure: SE

Construction Materials: Wood Frame,Wood
Siding

Foundation: Poured Concrete

Living Area SF: 999.00

Structure Type: Five Plus

Restrictions: Pet Restrictions or Board
approval Required,Utility Right Of Way

