



\$ 249,000.00

## 406 6315 RANCHVIEW DRIVE NW CALGARY

<https://paulbrinton.com>

RARE 2 bedroom, 2 bathroom condo in the quiet community of Ranchlands! This TOP FLOOR unit boasts a beautiful kitchen complete with s/s appliances, granite countertops, and an eat-up bar. Hardwood flooring in the main living areas, a gas fireplace, and 9' ceilings provide elegance and comfort. Capture the morning...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, Low-Rise(1-4)

**MLS ® #:** A1115036

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

**Post Updated:** 2021-09-11 00:07:10

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 06/14/21

**Lot size:** 40785 sq ft

**Year built:** 2009

**Parking:** Heated Garage, Titled,  
Underground

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Gas

**Exterior Features:** None

**Cooling:** None

**Lot Features:** Level

**Heating Type:** Hot Water,Natural Gas

**Fireplace:** 1

**Association Amenities:** Elevator(s)

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Shopping  
Nearby

**District:** CAL Zone NW

**Interior Features:** Granite Counters,High  
Ceilings,No Smoking Home,Open  
Floorplan,Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Laundry features:** In Unit



**Zoning:** DC (pre 1P2007)

**List Price Square Foot:** \$ 296.08

**Photo Count:** 38

**Unit Exposure:** E

**Construction Materials:**

Asphalt,Stone,Vinyl Siding,Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 841.00

**Structure Type:** Low Rise (2-4 stories)

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 406

**Suite:** No

**Appliances:** Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Ranchlands

**Lot Size Acres:** 0.94

