

# \$365,000 - 41, 6915 Ranchview Drive Nw, Calgary

MLS® #A2240382

**\$365,000**

4 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to this beautifully maintained 4-bedroom, 1.5-bathroom townhome located in the quiet and family-friendly community of Ranchlands Meadows. With over 1600 sq. ft. of living space, this bright and inviting home offers the perfect blend of function and comfort, ideal for first-time buyers, growing families, or anyone seeking a low-maintenance lifestyle in a convenient NW location. Step inside to find a spacious main floor featuring an airy living room filled with natural light, an updated kitchen with modern finishes, and a generous dining area—perfect for everyday meals or entertaining guests. A convenient half bath completes the main level. Upstairs, you'll find a large primary bedroom with a custom closet system, two additional bedrooms, and a well-appointed 4-piece bathroom. The fully developed lower level offers a versatile fourth bedroom, ideal as a home office, guest room, or creative studio. A large rec room/multi-purpose space and laundry area round out the basement level. The convenient back entrance leads out to the private yard with a deck and raised garden boxes—a rare find in a townhome. One assigned parking stall with power is included, with visitor parking nearby. Condo fees include access to a recreation center with amenities, adding value and convenience to your everyday life. Located minutes to Crowfoot Shopping Centre, Safeway, Co-op, and Costco. Nearby schools include: Ranchlands School, St. Rita School, and Robert Thirsk



High School. Parks, playgrounds, off-leash dog areas, and tennis courts close by. Quick access to John Laurie Blvd, Crowchild Trail, and Stoney Trail for easy commuting. Short distance to C-Train stations and YMCA at Crowfoot. This turnkey townhome checks all the boxesâ€”comfort, convenience, and community. Donâ€™t miss your chance to call Ranchlands Meadows home!

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2240382      |
| Price          | \$365,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,151         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 41, 6915 Ranchview Drive Nw |
| Subdivision | Ranchlands                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 1R8                     |

**Amenities**

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

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer         |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Interior Lot                           |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 95              |
| Zoning         | M-C1 d43        |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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