

# \$499,900 - 6387 Ranchview Drive Nw, Calgary

MLS® #A2240623

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.07 Acres

Ranchlands, Calgary, Alberta

\*\*\* OPEN HOUSE: Sunday, August 3rd

12:00-2:00pm - Saturday, August 2nd

Cancelled \*\*\* Step inside this fully updated, move in ready home and discover the inviting main floor featuring a spacious living room, a dedicated dining area, and a modern kitchen complete with quartz countertops and stainless steel appliances. A convenient half bath and a mudroom lead you to the deck and fully landscaped backyard with mature trees the perfect space for relaxing or entertaining family and friends. Stay comfortable inside with air conditioning and triple pane windows.

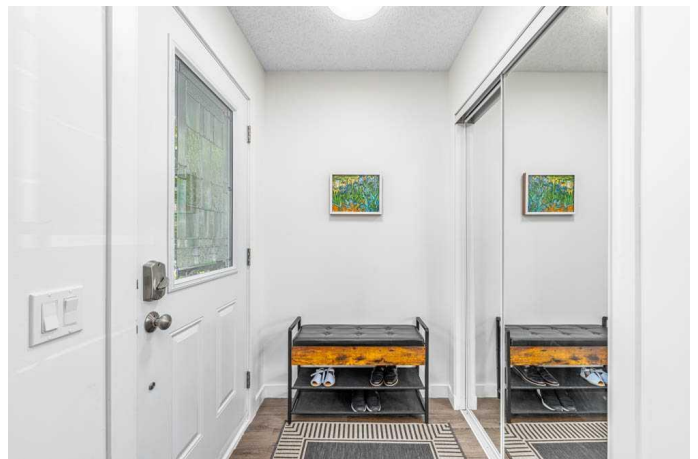
Upstairs, you'll find a comfortable primary bedroom, two additional bedrooms, and a full bathroom. The developed basement adds even more living space with a cozy family room, a versatile craft/hobby room, and a laundry area. This home has been well taken care of, making it truly turn-key and ready for its next owners to love and enjoy. Ranchlands has pathways, an off-leash dog park, and tons of amenities nearby at Crowfoot Crossing's shopping centre. Families love the proximity to schools, the skating rink, and community centre, while having easy access to Crowchild and Stoney Trail to navigate the city. Book your showing today!!

Built in 1978

## Essential Information

MLS® #

A2240623



Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,124
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	6387 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1B5

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	High Ceilings, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees
Roof	Asphalt
Construction	Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 17th, 2025  
Days on Market        16  
Zoning                    M-C1 d33

**Listing Details**

Listing Office            Real Broker

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