

\$675,000 - 6904 Ranchview Drive Nw, Calgary

MLS® #A2196449

\$675,000

5 Bedroom, 3.00 Bathroom, 1,162 sqft
Residential on 0.12 Acres

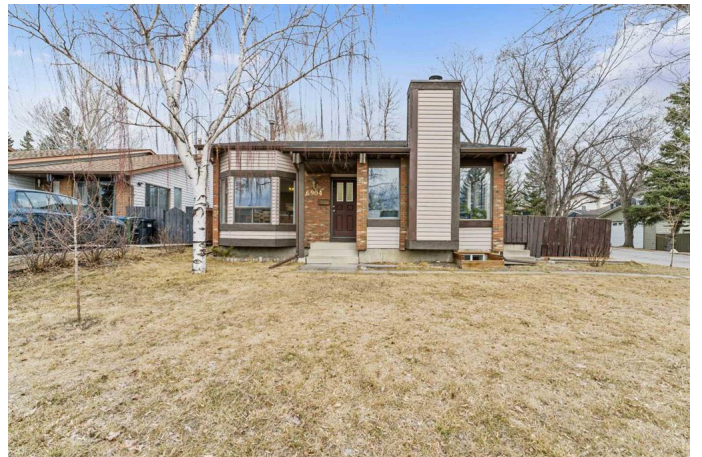
Ranchlands, Calgary, Alberta

(OPEN HOUSE Sunday 1:00 PM) Thoughtfully updated and including an illegal basement suite, this Ranchlands home (2311 SQ FT OF LIVING SPACE with THIRD LEVEL WALK-OUT) offers income potential and a fantastic location on a Large corner lot!

UPGRADES include DISHWASHER 2024, NEW MAIN FLOOR VINYL PLANKS, NEW EPOXY COUNTER AND ISLAND, FURNACE/DUCTS CLEANED, WHOLE HOUSE CLEANED, ROOF 2019, WATER TANK 2021, ELECTRICAL PANEL 2023, NEW GARAGE DOOR, WALL PAINTED. NEW UPPER TOILET ***MAIN FLOOR*** A well-kept, treed front yard welcomes you.

Inside, a wood-burning fireplace, big windows, and vaulted ceilings in the living room with LOTS OF NATURAL LIGHT create a cozy, bright feel. Sliding glass doors lead to the side deck, and new vinyl plank flooring is a stylish upgrade – there is no carpet in this home. In the kitchen, epoxy counters are a sleek addition, and oak cabinetry has a timeless appeal whether you keep the original shade or stain it to match your aesthetic. A MOVABLE island provides extra prep area, and there is a PANTRY too. The dishwasher is new, and the entire home has been freshly repainted.

Natural light flows through bay windows into the adjacent dining area perfect for big family dinners. ***UPPER FLOOR*** Upstairs, the primary bedroom has a big closet and a 3 Pc ENSUITE. There are two more generous bedrooms and the MAIN BATHROOM on this



level. ***THIRD LEVEL & FOURTH LEVEL***

The ILLEGAL SUITE takes up the lower two floors and has its own WALK-UP ENTRANCE. Recently RENOVATED with flat ceilings, updated light fixtures, and pot lights, plentiful closet space is a perk, and the layout includes a living room open to the kitchen and tons of natural light. A rolling eat-up island maximizes space, while stainless appliances and a new hood fan give the room a modern feel. A bedroom here is convenient. The lowest level holds the 3 Pc BATHROOM AND A FAMILY ROOM that could also be an office or gym. A den with a closet and a window could easily be a second sleeping area. SHARED LAUNDRY HAS PRIVATE ACCESS FROM EACH UNIT. The entire home was professionally cleaned this year, including the furnace and ductwork. There is more storage and a SECOND LAUNDRY ROUGH-IN IN THE UTILITY ROOM, where the hot water tank, electrical panel, and insulation were upgraded. The roof was recently replaced as well. ***OUTSIDE*** In the parklike yard, the south edge of the lot is bordered by the alley. Mature trees give lovely and there are three PEAR trees. The DOUBLE-DETACHED GARAGE has a new overhead door and a parking pad. ***THE AREA*** Set just a half-block from greenspace, PLAYGROUND this home offers amazing access to parks and pathways. Schools and the shops at Ranchlands Plaza are within walking distance, as is the community association. Iconic Nose Hill Park offers hours of recreation and exploring in nature. LRT, YMCA, Library, CROWFOOT Village Shopping, and MORE. (BASEMENT LEGAL STATUS IS PENDING UPON THE COMPLETION OF THE CITY REQUIREMENTS-Buyer may do).

Built in 1978

Essential Information

MLS® #	A2196449
Price	\$675,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,162
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	6904 Ranchview Drive Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1L3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Greater Calgary Real Estate
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