



6503 Ranchview Drive Calgary Alberta

\$374,900

****OPEN HOUSE SATURDAY JUNE 21 1030AM - 1PM**** Welcome to this beautifully updated 2-story condo in the serene Parkside Place, an ideal choice for first-time buyers, investors, or anyone seeking a low-maintenance family-oriented lifestyle. WATER/SEWER INCLUDED IN CONDO FEES. Nestled in a tranquil setting surrounded by mature trees and backing onto a green space with an off-leash dog area, this 3+1-bedroom, 2-bathroom home blends modern upgrades with thoughtful charm. Step inside to a freshly painted interior that feels bright and inviting. The updated kitchen boasts sleek maple cabinetry, stainless steel appliances (all under 2.5 years old, except the microwave), and luxurious heated tile floors. Stay cozy and efficient with a recently serviced high-efficiency furnace and gas fireplace, complemented by a 1-year-old hot water tank. The upper-level 4-piece bathroom features a jetted soaker tub for spa-like relaxation, while the primary suite offers a walk-in closet for added convenience. Outside, the home is roughed in for an AC unit and includes a private backyard deck, perfect for entertaining or unwinding in the evening sunshine. The yard is fenced and has a medium-sized shed that provides extra storage. The fully finished basement adds a cozy family room (currently being used a bedroom), a 3-piece bathroom with stand-up shower, and a spacious laundry area with ample storage, making this home as functional as it is stylish. The well-maintained Parkside Place condo complex is managed by an attentive condo board, with fees covering water and sewer for predictable costs. The parking lot was newly paved in 2024, and new electrical pedestals were added for vehicle plug-ins. A new fence is planned for this year, and the pet-friendly community offers extra parking stalls for a fee (\$20 per month) in addition to the over-sized parking stall that is included with this unit. ...

Primary Bedroom 11.92 Ft x 11.25 Ft

Bedroom 9.17 Ft x 7.92 Ft

Bedroom 9.00 Ft x 9.00 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bonus Room 17.25 Ft x 13.00 Ft

Furnace 17.25 Ft x 6.92 Ft

3pc Bathroom 6.58 Ft x 6.50 Ft

Other 14.67 Ft x 10.42 Ft

Living room 17.25 Ft x 13.92 Ft

Listing Presented By:



Originally Listed by:
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