



6503 Ranchview Drive Calgary Alberta

\$348,500

SOUTH-FACING FENCED YARD with DECK | RENOVATED | WATER AND SEWER INCLUDED | Over 1590 sq ft of living area! | Welcome to this beautifully updated and affordable townhouse in the well-maintained Parkside Place complex in Ranchlands -- an excellent opportunity for first-time buyers or investors looking for a move-in ready home in a convenient NW Calgary location. The main level offers a bright and welcoming living room featuring a charming WOOD-BURNING FIREPLACE, perfect for cozy evenings at home. DOUBLE FRENCH DOORS from the living room open directly onto the SOUTH-FACING DECK, creating an inviting connection to the PRIVATE FENCED YARD -- ideal for relaxing outdoors, A BBQ, gardening, or letting pets enjoy the space. The yard also includes a handy storage SHED for bikes, tools, and seasonal items. The RENOVATED KITCHEN offers plenty of storage with soft-close cabinetry, two large lazy Susans, and a convenient movable ISLAND that provides additional prep space when needed. Upstairs you'll find three bedrooms, including a spacious primary bedroom with a WALK-IN CLOSET, offering great flexibility for a growing family, guest room, or home office. The UPDATED main bathroom serves the upper level. The FULLY DEVELOPED lower level expands your living space with a spacious RECREATION ROOM, a renovated 3-PIECE BATHROOM, and a large laundry room with AMPLE STORAGE. This bright and stylish home has been FRESHLY PAINTED and features NEW LUXURY VINYL PLANK FLOORING and LIGHTING throughout, giving the entire space a clean, modern feel. Additional highlights include VINYL WINDOWS and an ASSIGNED PARKING STALL with electrical plug-in conveniently located just outside the unit. The condo board also offers ADDITIONAL PARKING STALLS for rent (currently \$20/month). The well-run complex has seen several recent improvements, including newly paved parking areas and updated electrical pedestals i...

Recreational, Games room 17.25 Ft x 13.17 Ft
 3pc Bathroom 10.17 Ft x 4.92 Ft
 Laundry room 17.25 Ft x 14.33 Ft
 Dining room 10.92 Ft x 7.42 Ft
 Kitchen 10.50 Ft x 7.58 Ft

Living room 17.25 Ft x 13.92 Ft
 4pc Bathroom 7.83 Ft x 4.92 Ft
 Primary Bedroom 11.25 Ft x 12.00 Ft
 Bedroom 8.92 Ft x 10.08 Ft
 Bedroom 8.00 Ft x 11.58 Ft

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