# \$399,900 - 35, 6503 Ranchview Drive Nw, Calgary

MLS® #A2221541

### \$399,900

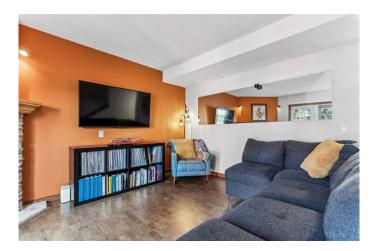
4 Bedroom, 2.00 Bathroom, 1,062 sqft Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

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 a teen bedroom), a 3-piece bathroom, 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 in addition to the over-sized parking stall that is included with this unit. Located steps from a vibrant commercial complex with restaurants, a pub, convenience store, and everyday amenities, this home is also close to schools, transit, and shopping. With the green space directly behind, dog owners and outdoor enthusiasts will feel right at home. This move-in-ready condo combines modern comfort with an unbeatable location, making it a rare find. Book your private showing today and discover why this Parkside Place home is the perfect place to call your own!

#### Built in 1978

### **Essential Information**

MLS® # A2221541

Price \$399,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,062 Acres 0.00

Year Built 1978

Teal Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 35, 6503 Ranchview Drive Nw

Subdivision Ranchlands

City Calgary

County Calgary
Province Alberta
Postal Code T3G 1P2

### **Amenities**

Amenities Park, Parking

Parking Spaces 2

Parking Assigned, Off Street, Stall, Additional Parking, Guest, Leased, Plug-In

Interior

Interior Features No Smoking Home

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Low Maintenance

Landscape, No Neighbours Behind

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed May 15th, 2025

Days on Market 9

Zoning M-C1

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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