

# \$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 as 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          |
| 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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