

**160, 6915 Ranchview Drive NW**  
**Calgary, Alberta**

**MLS # A2261625**



**\$275,000**

<b>Division:</b>	Ranchlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 428
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d43
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All appliances "AS IS, WHERE IS"

Opportunity Knocks in Ranchlands! This three-bedroom condo offers incredible potential for the right buyer. Whether you're a renovator, flipper, or investor, this is your chance to transform a property in a sought-after location. The home requires extensive renovations and some immediate TLC, but the possibilities are endless. Enjoy a private backyard, nestled among mature trees. A peaceful outdoor retreat. Conveniently located close to Ranchlands School and St. Rita School, with Crowfoot Centre, Crowchild Trail, and major amenities just minutes away. Easy access to transit, shopping, recreation, the University of Calgary, hospitals, and downtown make this an ideal location for future value. This home is being sold "AS IS, WHERE IS";