# \$669,900 - 674 Rangeview Street Se, Calgary

MLS® #A2198624

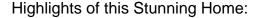
## \$669,900

4 Bedroom, 4.00 Bathroom, 1,818 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

LEGAL SUITE | AWARD-WINNING
COMMUNITY OF RANGEVIEW | FIRST
GARDEN-TO-TABLE NEIGHBOURHOOD
GREENHOUSES, ORCHARDS & GARDENS |
4 BEDROOMS, 3.5 BATHROOMS | 1800+ SQ
FT | RENTAL INCOME POTENTIAL

Welcome to this modern, beautifully upgraded semi-detached home in Rangeview, Calgary's innovative, garden-to-table community. With nearly 2,600 sq. ft. of bright and thoughtfully designed finished living space, this property offers scenic views of the foothills and is conveniently located near top amenities.



- -Durable & Elegant Design: Built with premium Hardie board siding, upgraded vinyl plank flooring, and knockdown ceilings, combining style and durability.
- -Gourmet Chef's Kitchen: Featuring stainless steel appliances, quartz countertops, and high-end cabinetry, it's a perfect blend of form and function.
- -Bright Open Concept: Oversized windows and soaring ceilings fill the main floor with natural light, creating a welcoming space for entertaining and family life.
- -Bonus Room Flexibility: A multi-purpose upstairs bonus room can be used as a playroom, TV area, office, or more.
- -Luxurious Primary Suite: The spacious







primary bedroom boasts a walk-in closet and a spa-inspired ensuite with quartz countertops and upscale finishes.

- -Practical Upper Floor Layout: Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete this level.
- -Self-Contained Legal Basement Suite A one-bedroom legal suite with its own entrance, full kitchen, spacious living area, bathroom and separate laundry offers an excellent opportunity for rental income or private accommodations for extended family.

#### Discover Rangeview

As Calgary's first garden-to-table community, Rangeview is designed to cultivate connection and sustainability with greenhouses, orchards, and community gardens. Located in Calgary's southeast, it's close to:

5 minutes to the YMCA
6 minutes to South Health Campus
25 minutes to downtown Calgary
35 minutes to the airport
Enjoy nearby golf courses like Spruce
Meadows, Heritage Pointe, and Sirocco, as
well as planned amenities including
playgrounds, ponds, and lush green spaces.

Don't miss the opportunity to own a stylish, functional home in an award-winning community. Schedule your viewing today!

Built in 2024

# **Essential Information**

MLS® # A2198624 Price \$669,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,818 Acres 0.06 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 674 Rangeview Street Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0H7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters,

Separate Entrance

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

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

#### **Exterior**

Exterior Features Other, Private Entrance

Lot Description Back Lane, Back Yard, City Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 5th, 2025

Days on Market 66

Zoning R-Gm

# **Listing Details**

Listing Office Executive Real Estate Services

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