

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

MLS® #A2198624

\$669,900

4 Bedroom, 4.00 Bathroom, 1,818 sqft

Residential on 0.06 Acres

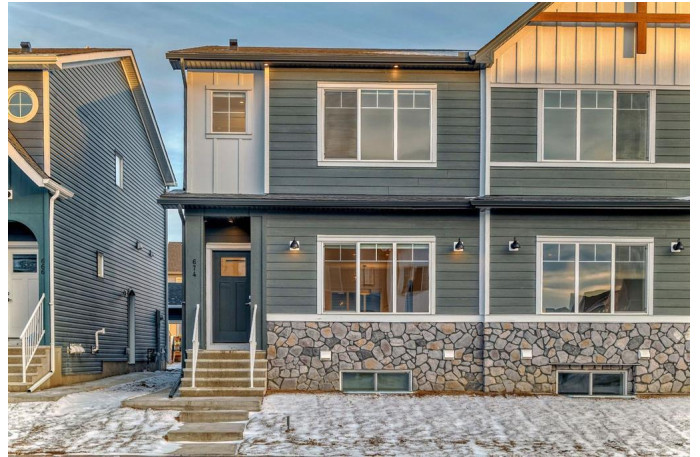
Rangeview, Calgary, Alberta

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.

Highlights of this Stunning Home:

- 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 | Exterior Entry, Finished, Full, 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 | 53 |
| Zoning | R-Gm |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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