

# \$549,900 - 236 Rangeview Way Se, Calgary

MLS® #A2223681

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,480 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Here's your chance to get ahead of the curve in one of southeast Calgary's most forward-thinking new communities. Located in RANGEVIEW BY GENSTAR, this brand-new Alexis model from Homes by Avi is a REAR-LANED DUPLEX designed with the modern buyer in mind. At just under 1,500 square feet, this 3-bedroom, 2.5-bath home packs serious punch in terms of style, upgrades, and long-term value.

Inside, the layout feels fresh and functional, with a central kitchen that anchors the main floor—complete with quartz countertops, a chimney-style hood fan, BUILT-IN MICROWAVE, 42" upper cabinets, and a SILGRANITE UNDERMOUNT SINK. LVP flooring adds warmth and durability, while a REAR DECK off the dining nook extends your living space outdoors. Upstairs, three well-sized bedrooms (including a spacious primary with walk-in closet and ensuite) and second-floor laundry check all the boxes for comfortable daily living.

But it's the thoughtful upgrades that really set this one apart: a separate side entrance, 9" foundation walls, 200 amp electrical panel, an 80-GALLON HOT WATER TANK, and a solar conduit rough-in from the attic to the mechanical room. EV charger rough-in? Check. Gas line to stove and BBQ? Already done. There's even a SECOND LAUNDRY ROUGH-IN, bathroom rough-in,



and WET BAR/UTILITY SINK ROUGH-IN in the basementâ€”perfect for future development or an investor-minded setup.

Possession is available this summer, just in time to enjoy everything Rangeview has to offer. This is a community designed around connectionâ€”featuring walkable streetscapes, future schools, planned parks, and beautiful tree-canopied pathways that link homes to greenspaces.

With FRONT YARD LANDSCAPING INCLUDED and a rear gravel parking pad in place, this is a rare opportunity to secure a move-in ready home with future flexibility built in. Whether you're a savvy investor or a first-time buyer who wants more than just the basics, 236 Rangeview Way SE delivers.

PLEASE NOTE: Photos are of a finished Showhome of the same model â€” fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

**Essential Information**

MLS® #	A2223681
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Active
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## Community Information

Address	236 Rangeview Way Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0L4

## Amenities

Parking Spaces	2
Parking	Alley Access, Outside, Parking Pad

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Humidity Control, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	87
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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