

# \$705,000 - 37 Lavender Passage Se, Calgary

MLS® #A2246139

**\$705,000**

4 Bedroom, 4.00 Bathroom, 1,607 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

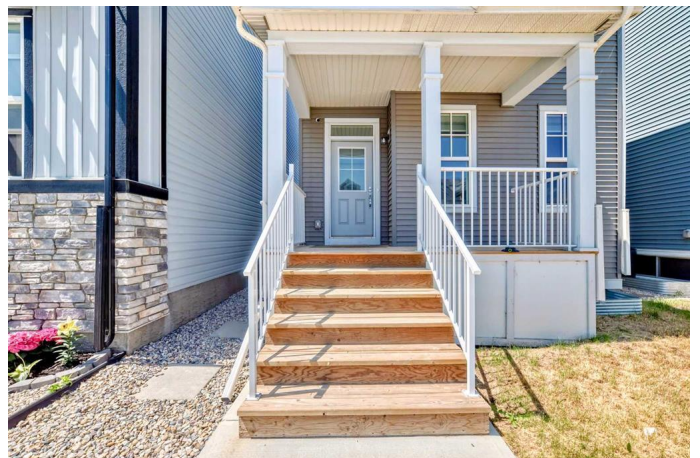
Step into modern comfort in this beautifully designed 2023-built home located in Calgary's vibrant garden-to-table community of Rangeview. Featuring 9-foot ceilings and a bright, open-concept layout, the main floor seamlessly connects the spacious living, dining, and kitchen areas—perfect for entertaining or everyday living. A versatile computer room adds function and flexibility for remote work or study. Over 2160sqft of total living space. Upstairs offers three well-appointed bedrooms, including a luxurious primary suite with a walk-in closet and a private 4-piece ensuite. The upper-level laundry and bonus room provide added convenience and extra living space. The fully legal basement suite—with a separate entrance—includes one bedroom, one full bathroom, its own laundry, and a full kitchen, making it ideal for rental income or extended family. Enjoy outdoor living with a welcoming front porch, sunny rear deck, and the added value of a double detached garage. This home delivers style, space, and smart investment potential in one of Calgary's most exciting new communities.

Built in 2023

## Essential Information

MLS® #                      A2246139

Price                         \$705,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,607
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	37 Lavender Passage Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G7

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street
# of Garages	3

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Humidifier, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, ENERGY STAR Qualified Appliances
Heating	Forced Air
Cooling	ENERGY STAR Qualified Equipment
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Rectangular Lot

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 5th, 2025
Days on Market	4
Zoning	R-G

**Listing Details**

Listing Office	eXp Realty
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