

# \$515,150 - 109, 1750 Rangeview Drive Se, Calgary

MLS® #A2238395

**\$515,150**

4 Bedroom, 3.00 Bathroom, 1,693 sqft

Residential on 0.02 Acres

Rangeview, Calgary, Alberta

Welcome to this beautifully finished 4-bedroom, 2.5-bathroom townhouse offering nearly 1,700 sq. ft. of thoughtfully designed living space, a double garage, and a layout that seamlessly blends comfort, efficiency, and modern style. From high-end interior finishes to its community-forward surroundings, this home is designed to support your lifestyle inside and out.

With 9' ceilings on the main floor and 8' ceilings on the upper level, the open-concept design delivers a bright, expansive feel throughout. The main living area includes a spacious dining area and an inviting eating bar in the kitchen, perfect for casual meals or entertaining. The adjacent upper balcony offers the perfect outdoor escape, complete with a natural gas line for your BBQ, so you can grill with ease year-round.

The kitchen is a showpiece, equipped with slab-profile cabinets and soft-close drawers, gleaming white quartz countertops, and a full suite of upgraded stainless steel appliances, including a French-door refrigerator with bottom freezer, electric range, OTR microwave, and dishwasher. Durable luxury vinyl plank flooring extends throughout the lower entry, main level, bathrooms, and laundry, while carpet with an 8lb underlay adds comfort to the stairs, upper hallway, and bedrooms.



Upstairs, the primary suite provides a peaceful retreat, complete with ensuite bath and thoughtful finishes. Two additional bedrooms on the upper floor provide flexibility for family, guests, or home office needs. A second full bathroom, upper-floor laundry, and ample closet space enhance convenience and functionality. On the lower level, there is a bonus fourth bedroom—perfect as a private guest room, home office, fitness retreat, or more—offering extra versatility to suit your lifestyle.

Every detail of this home is designed for efficiency and peace of mind, including a high-efficiency gas furnace, digital thermostat, 50-gallon electric hot water tank, smoke and carbon monoxide detectors, and a garage door opener with two remotes for easy entry and security.

Located in a beautifully master-planned community, you™ll enjoy access to an abundance of green spaces, scenic pathways, and playgrounds. Relax in the community courtyard garden, grow your own produce in the greenhouse and community garden, or take in the natural surroundings just steps from your front door.

Commuting and errands are a breeze with quick access to Deerfoot and Stoney Trail, and you're just minutes from major amenities, including shopping and dining in Mahogany and Seton, and the South Health Campus hospital.

With generous square footage, elevated finishes, thoughtful systems, and a location that connects you to everything—this townhome offers the total package for modern living.

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2238395      |
| Price          | \$515,150     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,693         |
| Acres          | 0.02          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 109, 1750 Rangeview Drive Se |
| Subdivision | Rangeview                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3S 0P8                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                                     |
| Cooling           | Rough-In                                                                                       |
| Basement          | None                                                                                           |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Other                    |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 46              |
| Zoning         | M-1             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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