$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, Calgaryâ€™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 Chefâ€™s Kitchen: Featuring stainless steel appliances, quartz countertops, and high-end cabinetry, itâ€™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 Calgaryâ€™s first garden-to-table community, Rangeview is designed to cultivate connection and sustainability with greenhouses, orchards, and community gardens. Located in Calgaryâ€™s southeast, itâ€™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.

Donâ€™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	64
Zoning	R-Gm

Listing Details

Listing Office	Executive Real Estate Services

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