# \$529,900 - 1465 Rangeview Drive Se, Calgary

MLS® #A2243191

### \$529,900

3 Bedroom, 3.00 Bathroom, 1,306 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to this thoughtfully crafted attached farmhouse-style home nestled in Rangeview. Calgary's first garden-to-table community. Designed with timeless charm & modern functionality, this home combines character, comfort, & versatility in a way that just feels right. From the moment you pull up, the home's classic farmhouse exterior, complete with smartboard detailing and front landscaping, makes a memorable first impression. Inside, the main floor unfolds in a bright, open-concept layout with large windows that bathe the space in natural light and elevate the overall warmth & livability of the home. At the front, the inviting living room offers the perfect place to relax or host guests, framed by soft neutral tones & high-quality finishes. The central dining area is open & spaciousâ€"easily accommodating everything from weekday meals to larger holiday gatherings. At the back of the home, the chef-inspired kitchen takes center stage. It's designed for real lifeâ€"with plenty of prep space, full-height cabinetry, & modern hardwareâ€"all tied together by sleek countertops & a functional layout that keeps everything within reach. Whether you're cooking for one or a crowd, this kitchen is built to perform & impress. Just off the kitchen, the rear mudroom adds practical elegance with built-in storage and direct access to your private backyard with room for a future garageâ€"ideal for Calgary's changing seasons and everyday convenience. Upstairs,







the primary suite offers a peaceful retreat, featuring a spa-like ensuite with tasteful finishes, a walk-in shower, & space to truly unwind. Two additional bedrooms provide flexibility for kids, guests, or a home office, & the upper-level laundry adds convenience without sacrificing space. The home also includes a separate side entrance, creating an excellent opportunity to develop a future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality) â€"perfect for multi-generational living or added income potential. Built with energy-efficient triple-pane windows, this home delivers year-round comfort & long-term savings without compromising on design. But why Rangeview? More than just a neighbourhood, Rangeview is a lifestyle centered around food, connection, & community. As Calgary's first agri-urban community, it's designed to inspire & connectâ€"offering everything from community gardens & edible landscaping to seasonal food festivals, markets, & workshops. It's a place where neighbours become friends & the simple act of growing, cooking, & sharing food brings people together. Stroll along walkable streetscapes, unwind in scenic parks, & discover a vibrant calendar of community events designed to enrich your everyday life. With stunning architecture, thoughtful urban planning, & a warm, welcoming spirit, Rangeview is a place to plant roots.

Built in 2025

#### **Essential Information**

MLS® # A2243191 Price \$529,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,306 Acres 0.06 Year Built 2025

Total Built 2020

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 1465 Rangeview Drive Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0P8

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking

Home, Open Floorplan, Quartz Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Exterior Entry, Unfinished

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 25th, 2025

Days on Market 88

Zoning R-G

HOA Fees 534

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.