

# \$710,000 - 550 Rangeview Street Se, Calgary

MLS® #A2159676

**\$710,000**

4 Bedroom, 4.00 Bathroom, 1,793 sqft

Residential on 0.06 Acres

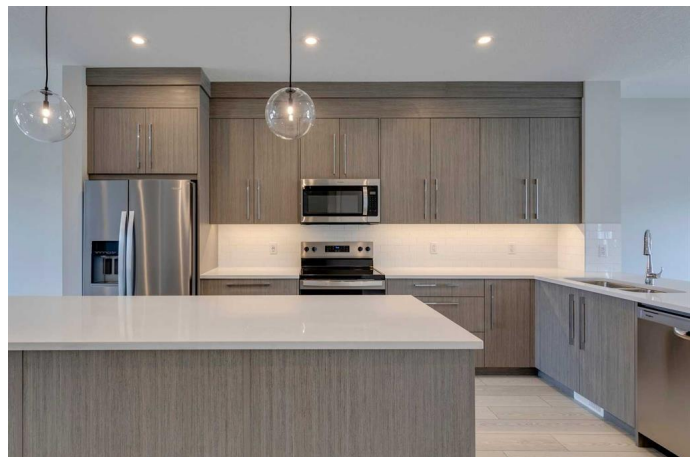
Rangeview, Calgary, Alberta

LEGAL SUITE | CALGARY'S BEST NEW COMMUNITY 2023 | CALGARY'S FIRST GARDEN TO TABLE COMMUNITY: GREENHOUSES, ORCHARDS & GARDENS | JUST UNDER 2700 SQFT OF LIVING SPACE | FOUR BEDROOMS | FOUR BATHROOMS | NO GST | RENTAL INCOME OPPORTUNITY |

Welcome to this stunning, fully upgraded modern semi-detached home in Rangeview, one of the city's most promising new communities. Surrounded by the scenic foothills and close to endless amenities, this home blends breathtaking natural beauty with exceptional comfort.

Step inside and be captivated by the abundance of natural light streaming through large windows, highlighting the open-concept design with high ceilings. The main floor is perfect for entertaining, featuring an expansive living room with oversized bay windows, a formal dining area, and a chef's kitchen equipped with a stainless steel appliance package, quartz countertops, and high-end cabinetry. The upgraded vinyl plank flooring and knockdown ceilings add a touch of elegance throughout.

Upstairs, you will be welcomed by the spacious bonus room that has endless uses, tv room, toy room, office or flex space. The stylish primary bedroom offers a walk-in closet and an ensuite, stone counters, and high-end finishes. Two additional bedrooms, a 4-piece bath, and an upper floor laundry complete the



upper level.

The home also features a basement legal suite, offering a unique opportunity for additional income, nanny legal suite, airbnb or larger family living. This fully self-contained legal suite includes a separate entrance, a well-appointed kitchen, a spacious living area, a bedroom, and a full bathroom. Whether you're looking to rent it out or provide a comfortable space for extended family, this legal suite adds incredible value and flexibility to the home.

Located in Calgary's southeast corner, Rangeview offers easy access with just a 5 mins drive to YMCA, 6 mins to South Health Campus, 26 mins to downtown Calgary, 31 mins to University of Calgary & just 35 mins to the airport. The community is also close to Spruce Meadows, Heritage Pointe, and Sirocco golf courses. Future plans for Rangeview include playgrounds, ponds, and green space. Please note garage is to be built by builder in 8 weeks.

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2159676               |
| Price          | \$710,000              |
| Sold Price     | \$710,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,793                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 550 Rangeview Street Se |
| Subdivision | Rangeview               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3S 0J3                 |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Community Gardens, Park, Playground |
| Parking Spaces | 2                                   |
| Parking        | Double Garage Detached, See Remarks |

## Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                            |
| Cooling           | None                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite                                                                                                                     |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level, Rectangular Lot |
| Roof              | Shingle                                                  |
| Construction      | Wood Frame                                               |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | August 26th, 2024    |
| Date Sold      | September 16th, 2024 |
| Days on Market | 20                   |
| Zoning         | R-Gm                 |
| HOA Fees       | 498.41               |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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