

\$674,900 - 638 Rangeview Street Se, Calgary

MLS® #A2176667

\$674,900

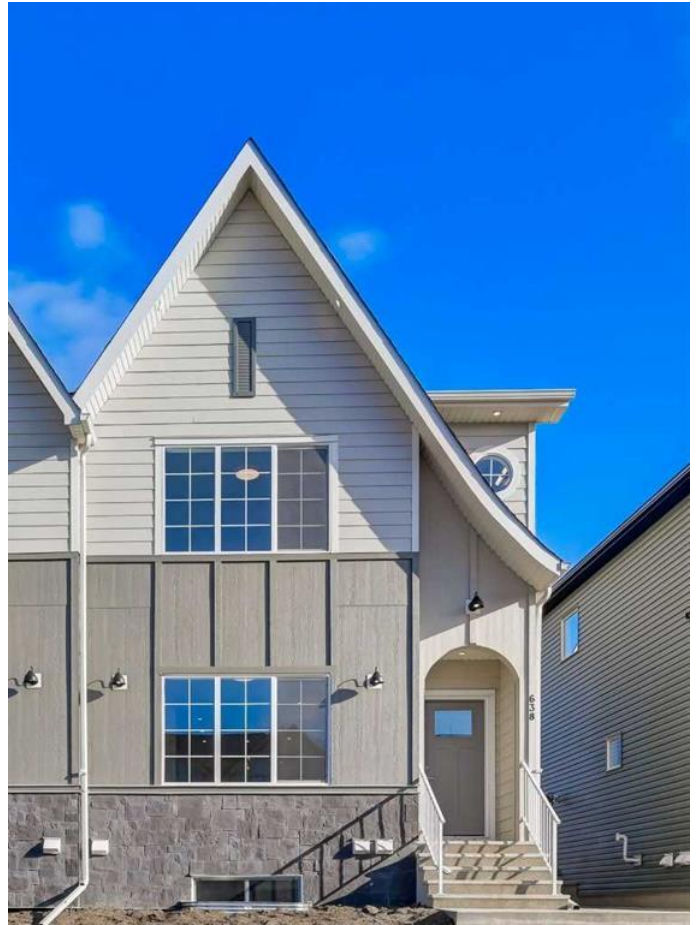
4 Bedroom, 4.00 Bathroom, 1,821 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

LEGAL SUITE | 2023 CALGARY'S BEST
NEW COMMUNITY | FIRST
GARDEN-TO-TABLE COMMUNITY:
GREENHOUSES, ORCHARDS & GARDENS |
NEARLY 2,700 SQFT OF LIVING SPACE |
FOUR BEDROOMS | FOUR BATHROOMS |
NO GST | RENTAL INCOME OPPORTUNITY
| 1-YEAR APPLIANCE WARRANTY |

Welcome to this beautifully upgraded, modern semi-detached home in Rangeview, Calgary's award-winning new community. With nearly 2,700 sq. ft. of bright and inviting living space, this home offers an abundance of natural light and scenic views of the surrounding foothills, all within minutes of premier amenities. Built with premium Hardie board siding, this home combines style and durability, while all appliances come with a one-year warranty from Coast Appliances, offering peace of mind. Inside, the main floor's open-concept design, high ceilings, and oversized windows create an ideal setting for entertaining. An elegant living area flows into a formal dining space and a chef's kitchen featuring stainless steel appliances, quartz countertops, and high-end cabinetry. With upgraded vinyl plank flooring and knockdown ceilings throughout, this home exudes contemporary elegance. Upstairs, a versatile bonus room awaits, perfect as a TV room, playroom, office, or flex space. The primary suite boasts a walk-in closet and a luxurious ensuite with stone countertops and high-end finishes. Two additional bedrooms, a



4-piece bath, and convenient upper-floor laundry complete this level. The fully self-contained, one-bedroom legal basement suiteâ€”with a separate entrance, full kitchen, spacious living area, and bathroomâ€”offers a fantastic rental income opportunity or an ideal space for extended family. Located in Calgary's southeast, Rangeview provides easy access to top amenities: just 5 minutes to the YMCA, 6 minutes to South Health Campus, 26 minutes to downtown Calgary, and 35 minutes to the airport. The community is close to Spruce Meadows, Heritage Pointe, and Sirocco golf courses, with future plans including playgrounds, ponds, and lush green spaces.

Built in 2024

Essential Information

MLS® #	A2176667
Price	\$674,900
Sold Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,821
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	638 Rangeview Street Se
Subdivision	Rangeview
City	Calgary
County	Calgary

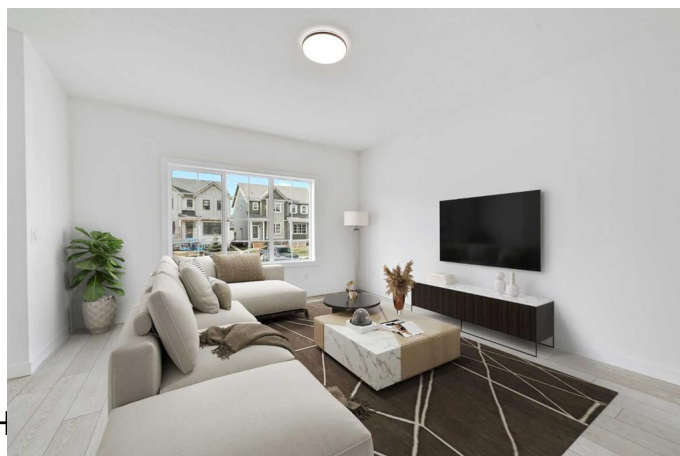
Province Alberta
Postal Code T3M 2K1

Amenities

Parking Spaces 2
Parking Off Street, Parking Pad

Interior

Interior Features Kitchen Island, No Animal H
Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Tray Ceiling(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, Full, Suite



Exterior

Exterior Features Lighting, Private Entrance
Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Sloped Down
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 31st, 2024
Date Sold November 16th, 2024
Days on Market 16
Zoning R-Gm
HOA Fees 0.00
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Central)

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