# \$539,900 - 1961 Rangeview Drive Se, Calgary

MLS® #A2228776

# \$539,900

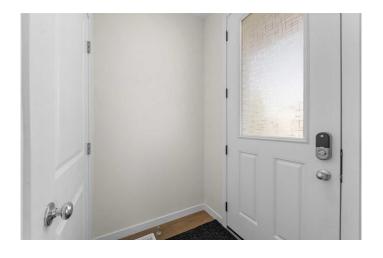
3 Bedroom, 3.00 Bathroom, 1,435 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome home to this incredible 3-bedroom, 2.5 bathroom half duplex in the sought-after community of Rangeview â€" where urban agriculture and community grow hand in hand! The main level is bright and open with durable vinyl plank flooring, 9-foot ceiling, and a functional open concept your family would love. The kitchen includes Samsung stainless steel appliances, beautiful white quartz countertops, and an oversized island with seating. The 2-piece powder room is steps down from the main level. Upstairs you will find the generous primary bedroom complete with a 4-piece ensuite bath, 2 additional bedrooms, a central 4-piece bathroom, and convenient upper-level laundry. The lower level is ready for future development and awaits your great design ideas. The well sized designated mud room with extra storage leads outside to enjoy the fully landscaped sunny backyard with views of the rolling hills and mountains. The fully finished double detached garage completes this amazing property. Located in a quiet neighbourhood with a park just steps away and a community greenhouse and firepit area nearby. With easy access to Stoney Trail , Deerfoot Trail and Seton /Mahogany amenities, this home has everything you've been looking for! Book your private showing today!







Built in 2022

#### **Essential Information**

MLS® # A2228776 Price \$539,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,435 Acres 0.06 Year Built 2022

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 1961 Rangeview Drive Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0C6

## **Amenities**

Amenities Community Gardens, Playground, Park

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features Open Floorplan

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer,

Window Coverings, Electric Stove

Heating Forced Air

Cooling None
Has Basement Yes

Basement Unfinished, Partial

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Paved

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 6th, 2025

Days on Market 92

Zoning R-G

HOA Fees 534

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

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