



THE
A-TEAM

**RE/MAX
FIRST**

1750 RANGEVIEW Drive #109, Calgary T3M2B6

MLS® #: **A2153371** Area: **Rangeview** Listing Date: **07/29/24** List Price: **\$578,077**
 Status: **Active** County: **Calgary** Change: **+\$2k, 09-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space,Garden,Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,779**
 Low Sqft:
 Ttl Sqft: **1,779**

DOM

51
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,Lighting,Private Entrance** Fnd/Bsmt: **See Remarks,Slab**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`4" x 14`2"	Kitchen	Main	12`4" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom - Primary	Upper	14`7" x 10`10"
Bedroom	Upper	12`6" x 10`2"	Bedroom	Upper	9`1" x 9`3"
Bedroom	Lower	10`1" x 12`5"			

Legal/Tax/Financial

Condo Fee: **\$315** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq:

Monthly

Legal Desc: **TBD**

Remarks

Pub Rmks: **Experience the comfort and convenience of this lovely 4-bedroom townhome in the desirable Rangeview Gardens community. This residence boasts a modern design, blending functionality with style. The generous space offers four spacious bedrooms complete with double-car garage, spacious balcony off the of the kitchen, and standard upgrades such as stainless steel Whirlpool appliances & quartz countertops. As part of the Rangeview community, residents have unique access to a vibrant community garden just steps away, fostering a welcoming, neighborly spirit. Rangeview Gardens also comes with a beautifully designed courtyard garden, offering tranquility and a lush, green space to relax and gather with family and friends. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123