



THE A-TEAM

RE/MAX FIRST

1750 RANGEVIEW Drive #109, Calgary T3M2B6

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



General Information

Prop Type: Residential Row/Townhouse
City/Town: Calgary
Year Built: 2024
Finished Floor Area: 1,779
Access: Backs on to Park/Green Space, Garden, Landscaped
Double Garage Attached

DOM

127
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
Heating: Forced Air
Sewer:
Ext Feat: Balcony, Lighting, Private Entrance
Construction: Vinyl Siding, Wood Frame
Flooring: Vinyl Plank
Water Source:
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)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Dining Room, Bathrooms, and Bedrooms with their respective levels and dimensions.

Legal/Tax/Financial

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

Legal Desc:

TBD

Monthly

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



### Floorplan - G1

±1,673 SQFT / (1662 SQFT WM)

