



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 Row/Townhouse City/Town: Calgary Year Built: 2024
Finished Floor Area: Abv Sqft: 1,779 Low Sqft: Ttl Sqft: 1,779
Access: Lot Feat: Backs on to Park/Green Space,Garden,Landscaped Park Feat: Double Garage Attached

DOM

187 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) Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Dining Room, 2pc Bathroom, 4pc Bathroom, Bedroom, and another Bedroom.

Legal/Tax/Financial

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

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 / (1682 SQFT WM)

