



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**554 RANGEVIEW Street, Calgary T2X4G4**

MLS®#: **A2169297**      Area: **Rangeview**      Listing Date: **10/05/24**      List Price: **\$704,900**  
 Status: **Active**      County: **Calgary**      Change: **+\$25k, 19-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,620 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,810**  
 Low Sqft:  
 Ttl Sqft: **1,810**

DOM

**48**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Open Floorplan, Quartz Counters, Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 13`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`9" x 12`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 12`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 13`9"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>11`11" x 15`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 9`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`10" x 9`7"</b>	<b>4pc Bathroom</b>	<b>Second</b>	
<b>Laundry</b>	<b>Second</b>		<b>Kitchenette</b>	<b>Lower</b>	<b>10`3" x 11`7"</b>
<b>Family Room</b>	<b>Lower</b>	<b>14`7" x 12`2"</b>	<b>Dining Room</b>	<b>Lower</b>	<b>6`5" x 9`1"</b>

**4pc Bathroom  
Laundry**

**Lower  
Lower**

**Bedroom**

**Lower**

**11`8" x 10`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2311561**

Remarks

Pub Rmks: **New TRUMAN built 3 Bedroom, 2.5 Bathroom home nestled in Rangeview with 1 Bedroom LEGAL Basement Suite! The home is within close proximity to Playgrounds, Shopping, and minutes to Calgary South Health Campus and Stoney Trail. Step inside this Open Concept plan featuring a Bright Chef's Kitchen with Full Height Cabinetry, Soft Close Doors & Drawers, Eating Bar with Quartz Countertops, Stainless Steel Appliance package and Pantry opening to the Dining and Great Room. The Main Floor features 9' Ceilings, LVP Flooring, 2 piece Bathroom, Mudroom, and Separate Side Entrance. Step upstairs to the Primary Suite with highlights such as a Tray Ceiling, 4 piece Ensuite and Walk in Closet. The Upper Floor features a central Bonus Room, 2 additional Bedrooms, Full Bathroom and Laundry area. The 1 Bedroom Legal Suite features a private Separate Side Entrance. \*Photo Gallery of similar home\***

Inclusions:  
Property Listed By: **n/a  
RE/MAX Real Estate (Central)**

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





