



THE
A-TEAM

**RE/MAX
FIRST**

1750 RANGEVIEW Drive #418, Calgary T3M2B6

MLS® #: **A2176955** Area: **Rangeview** Listing Date: **11/01/24** List Price: **\$541,328**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,547**
 Low Sqft:
 Ttl Sqft: **1,547**

DOM

50
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Garden,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Entrance**

Construction: **Vinyl Siding,Wood Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Chandelier,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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"	Dining Room	Main	9`3" x 12`6"
Kitchen	Main	10`0" x 12`6"	Living Room	Main	12`9" x 14`0"
Den	Lower	7`5" x 9`2"	Bedroom - Primary	Upper	12`7" x 14`7"
Bedroom	Upper	10`7" x 9`3"	Bedroom	Upper	12`4" x 8`7"

Legal/Tax/Financial

Condo Fee: **\$276** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq:

Monthly

Legal Desc: TBD

Remarks

Pub Rmks: Experience the comfort and convenience of this lovely 3-bedroom townhome in the desirable Rangeview Gardens community. This residence boasts a modern design, blending functionality with style. The generous space offers three spacious bedrooms complete with double-car garage, large balcony off the of the living room, 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

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



±1,466 SQFT

