



THE
A-TEAM

**RE/MAX
FIRST**

627 RANGEVIEW Street, Calgary T3M2K1

MLS®#: **A2181410** Area: **Rangeview** Listing Date: **11/28/24** List Price: **\$589,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **2,530 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,579**
 Low Sqft:
 Ttl Sqft: **1,579**

DOM

32
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Playground,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`9"	Dining Room	Main	13`0" x 10`6"
Kitchen	Main	11`1" x 14`6"	Living Room	Main	12`0" x 16`2"
Office	Main	4`8" x 6`0"	3pc Ensuite bath	Upper	5`1" x 8`0"
3pc Bathroom	Upper	8`0" x 4`11"	Bedroom	Upper	9`4" x 10`1"
Bedroom	Upper	8`5" x 10`1"	Bedroom - Primary	Upper	11`8" x 13`1"
Bonus Room	Upper	12`5" x 11`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-GM

2311561

Remarks

Pub Rmks:

Welcome to your dream home in Rangeview, Calgary's sought-after GARDEN-TO-TABLE community! This stunning house offers the perfect blend of style, space, and functionality. This GORGEOUS home has 3 BEDROOMS IN TOTAL AND 2 1/2 bath was built by AWARD WINNING BUILDER "HOMES BY AVI. " Open concept plan main floor has 9 Ft. Ceiling with LARGE living room + OFFICE SPACE + SPACIOUS kitchen area WITH LARGE KITCHEN island + Extra Pot lights + Stainless steel Kitchen appliances. The UPPER LEVEL has the master suite with ensuite and walk in closet. Two generous bedrooms + BONUS ROOM + Full bathroom and laundry room. Other features to enjoy include: Quartz COUNTER TOPS in kitchen and ALL BATHS + LUXURY VINYL PLANK flooring on the main and LUXURY VINYL TILES in Baths and Laundry + 200 AMP service+ Gas line to stove+ 80 gallon Water tank. The Unfinished Basement with 9 ft ceilings, Separate Side Entrance , roughing for Washroom and laundry awaits your personal touch. West facing backyard features 10 by 10 Deck with gas line to BBQ and a gravel pad. Other Close to SOUTH HEALTH CAMPUS (a state of the art hospital in south Calgary) YMCA AT SETON (varied opportunities for recreation, leisure and learning) . FEW MINUTES DRIVE TO SUPERSTORE, BANKS, Theatres, RESTAURANTS, STONEY TRAIL AND DEERFOOT. BOOK YOUR PRIVATE SHOWING NOW!!!

Inclusions:
Property Listed By:

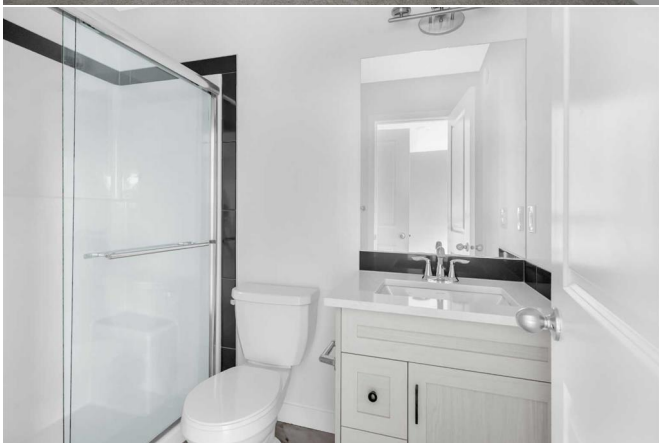
N/A
RE/MAX Real Estate (Central)

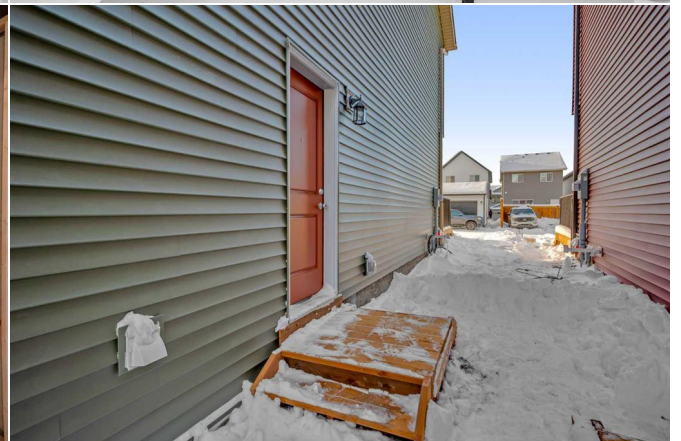
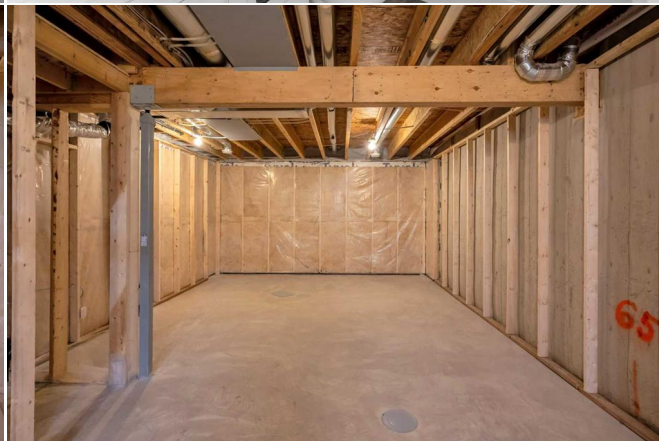
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

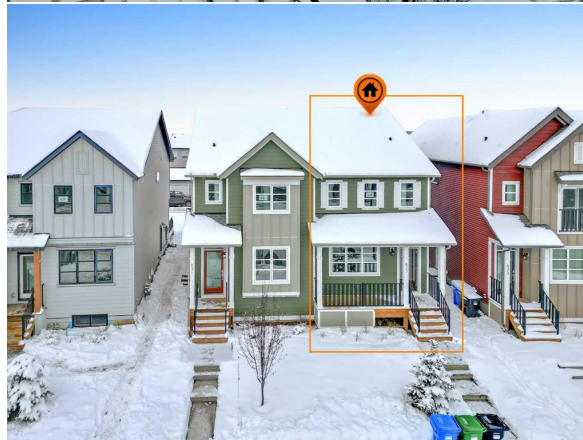
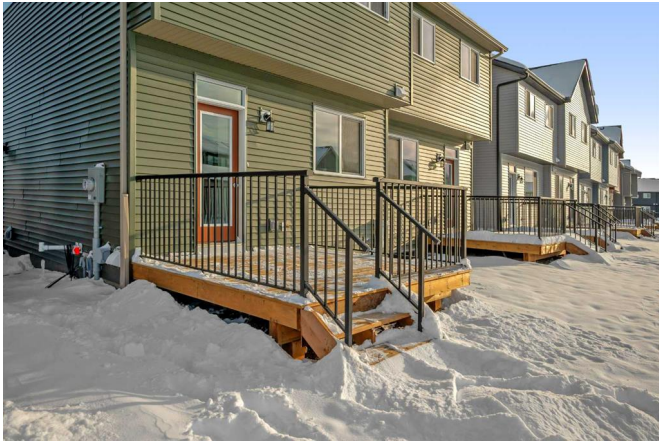












627 Rangeview Wy SE, Calgary, AB

Main Floor: Exterior Area 700.45 sq ft
Interior Area 700.09 sq ft



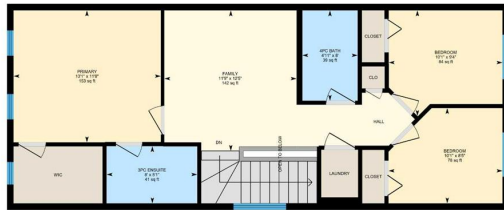
PREPARED: 2024/11/27



White regions are excluded from total floor area in VOUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

627 Rangeview Wy SE, Calgary, AB

Upper Floor
Exterior Area 859.79 sq ft
Interior Area 739.02 sq ft
Excluded Area 2.79 sq ft



PREPARED 20241107



While regions are excluded from total floor area in GSE/DE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.