



THE
A-TEAM

**RE/MAX
FIRST**

1750 RANGEVIEW Drive #404, Calgary T3S 0P8

MLS® #: **A2184557** Area: **Rangeview** Listing Date: **01/02/25** List Price: **\$509,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary** Finished Floor Area
Year Built: **2025** Abv Sqft: **1,504**
Low Sqft:
Lot Sz Ar: **630 sqft** Ttl Sqft: **1,504**
Lot Shape:

Access:
Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**
Utilities and Features

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Roof: **Asphalt Shingle** Construction:
Heating: **Forced Air** **Vinyl Siding, Wood Frame**
Sewer: Flooring:
Ext Feat: **Balcony** **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer**
Int Feat: **Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`6" x 10`0"	Dining Room	Main	12`6" x 9`3"
Living Room	Main	14`0" x 12`9"	Den	Lower	9`2" x 7`5"
Bedroom - Primary	Upper	14`7" x 10`7"	Bedroom	Upper	10`0" x 8`7"
Bedroom	Upper	9`9" x 9`3"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$274** Title: **Fee Simple** Zoning: **M-1**
Fee Freq: **Monthly**

Legal Desc:

221 1799

Remarks

Pub Rmks:

Step into this beautifully crafted 3-bedroom, 2.5-bathroom townhome, where contemporary design meets thoughtful functionality. With a spacious floor plan and soaring 9' ceilings, this residence offers a light-filled, open atmosphere that enhances every room. The attached double-car garage provides generous space for both your vehicles and storage needs, making daily living a breeze. Inside, the home features a variety of modern upgrades. The kitchen is a true highlight, showcasing elegant quartz countertops, a full suite of drawers for organized storage, high-end stainless steel appliances, and soft-close cabinetry for that extra touch of refinement. On the main level, you'll find durable vinyl plank flooring, while plush carpeting and 8lb underlay in the bedrooms create a cozy, inviting retreat at the end of the day. The private balcony is an ideal space for unwinding or entertaining guests, adding another layer of versatility to this home. Beyond the interior, the property offers a vibrant community atmosphere, perfect for an active lifestyle. Enjoy access to a serene greenhouse and beautifully maintained garden spaces—perfect for nature lovers or anyone who enjoys a little gardening. This townhome's location is equally impressive, with quick access to Seton and Mahogany, offering nearby shopping, dining, and recreational options. The exterior of the home is designed for durability and low maintenance, featuring a stylish mix of vinyl siding, fibre cement panels, and asphalt shingles. Thoughtful lighting selections throughout the home add to its modern appeal, blending style with practicality. With the added benefit of AC rough-ins already in place, this townhome is ready to offer comfort and convenience no matter the season. A perfect balance of luxury, functionality, and community, this home truly exceeds expectations.

Inclusions:

NA

Property Listed By:

Real Broker

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

