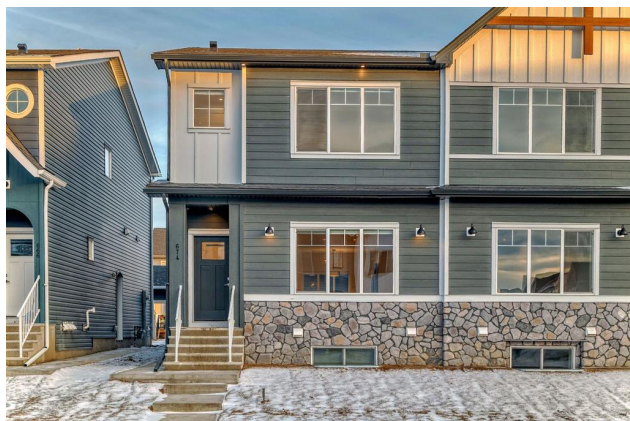




**674 RANGEVIEW Street, Calgary T3S 0H7**

MLS®#: **A2189502** Area: **Rangeview** Listing Date: **01/22/25** List Price: **\$699,900**  
 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: **2,680 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,817**  
 Low Sqft:  
 Ttl Sqft: **1,817**

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Other,Private Entrance** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`5" x 13`9"	Kitchen	Main	16`8" x 12`5"
Dining Room	Main	11`7" x 12`10"	Pantry	Main	6`0" x 4`7"
2pc Bathroom	Main	4`11" x 5`11"	Bedroom - Primary	Upper	13`3" x 13`10"
Walk-In Closet	Upper	6`11" x 4`11"	Bonus Room	Upper	14`11" x 11`11"
4pc Bathroom	Upper	9`7" x 4`11"	Laundry	Upper	4`6" x 3`1"
Bedroom	Upper	10`0" x 9`1"	Bedroom	Upper	13`2" x 9`9"
Kitchen	Suite	140`1" x 11`8"	Dining Room	Suite	6`9" x 9`1"

Living Room  
4pc Bathroom

Suite  
Suite

14`8" x 12`2"  
8`11" x 4`11"

Laundry

Suite

2`8" x 3`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Gm**

**2311561**

Remarks

Pub Rmks:

**LEGAL SUITE | AWARD-WINNING COMMUNITY OF RANGEVIEW | FIRST GARDEN-TO-TABLE NEIGHBOURHOOD GREENHOUSES, ORCHARDS & GARDENS | 4 BEDROOMS, 3.5 BATHROOMS | 1800+ SQ FT | RENTAL INCOME POTENTIAL** Welcome to this modern, beautifully upgraded semi-detached home in Rangeview, Calgary's innovative, garden-to-table community. With nearly 2,600 sq. ft. of bright and thoughtfully designed finished living space, this property offers scenic views of the foothills and is conveniently located near top amenities. Highlights of this Stunning Home: -Durable & Elegant Design: Built with premium Hardie board siding, upgraded vinyl plank flooring, and knockdown ceilings, combining style and durability. -Gourmet Chef's Kitchen: Featuring stainless steel appliances, quartz countertops, and high-end cabinetry, it's a perfect blend of form and function. -Bright Open Concept: Oversized windows and soaring ceilings fill the main floor with natural light, creating a welcoming space for entertaining and family life. -Bonus Room Flexibility: A multi-purpose upstairs bonus room can be used as a playroom, TV area, office, or more. -Luxurious Primary Suite: The spacious primary bedroom boasts a walk-in closet and a spa-inspired ensuite with quartz countertops and upscale finishes. -Practical Upper Floor Layout: Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete this level. -Self-Contained Legal Basement Suite A one-bedroom legal suite with its own entrance, full kitchen, spacious living area, bathroom and separate laundry offers an excellent opportunity for rental income or private accommodations for extended family. Discover Rangeview As Calgary's first garden-to-table community, Rangeview is designed to cultivate connection and sustainability with greenhouses, orchards, and community gardens. Located in Calgary's southeast, it's close to: 5 minutes to the YMCA 6 minutes to South Health Campus 25 minutes to downtown Calgary 35 minutes to the airport Enjoy nearby golf courses like Spruce Meadows, Heritage Pointe, and Sirocco, as well as planned amenities including playgrounds, ponds, and lush green spaces. Don't miss the opportunity to own a stylish, functional home in an award-winning community. Schedule your viewing today!

Inclusions:  
Property Listed By:

**Basement Appliances**  
**Executive Real Estate Services**

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











