



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2191289**

Area: **Rangeview**

Listing Date: **01/30/25**

List Price: **\$699,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**19,504**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**19,504**

Lot Information

Lot Sz Ar:

**2,701 sqft**

Lot Shape:

DOM

**2**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Level,Views**

**Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard,Electric,Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Composite Siding,Stone,Vinyl Siding,Wood**

**Frame**

Flooring:

**Carpet,Linoleum,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room

**Dining Room**

Level

**Main**

Dimensions

**12`8" x 11`4"**

Room

**Living Room**

Level

**Main**

Dimensions

**16`5" x 13`9"**

**Kitchen**  
**2pc Bathroom**  
**Laundry**  
**Bedroom**  
**4pc Bathroom**  
**Furnace/Utility Room**  
**Kitchen**  
**Laundry**  
**4pc Bathroom**

**Main**  
**Main**  
**Upper**  
**Upper**  
**Upper**  
**Basement**  
**Basement**  
**Basement**  
**Basement**

**16`2" x 12`4"**  
**5`11" x 4`11"**  
**4`8" x 3`1"**  
**9`11" x 9`1"**  
**8`5" x 4`11"**  
**8`4" x 7`9"**  
**11`7" x 10`2"**  
**3`3" x 3`0"**  
**9`6" x 4`11"**

**Pantry**  
**Bonus Room**  
**Bedroom - Primary**  
**Bedroom**  
**4pc Ensuite bath**  
**Living Room**  
**Dining Room**  
**Bedroom**

**Main**  
**Upper**  
**Upper**  
**Upper**  
**Upper**  
**Basement**  
**Basement**  
**Basement**

**5`11" x 4`7"**  
**14`10" x 11`11"**  
**13`9" x 13`2"**  
**13`2" x 9`7"**  
**8`0" x 4`11"**  
**14`8" x 12`1"**  
**9`1" x 6`0"**  
**11`8" x 10`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**2311561**

Zoning:  
**R-Gm**

Remarks

Pub Rmks:

**Check out this stunning never before lived in half duplex with a legal revenue suite! Situated on a spacious, highly desirable lot, this brand-new property offers a fantastic opportunity for investors or anyone looking for a mortgage helper. The upper unit is fully self-contained and features 3 bedrooms, 2.5 bathrooms, laundry, a family room, and an additional bonus room. The gourmet kitchen is a chef's dream with ceiling-height soft-close cabinets, stone countertops, and a gas range. Adjacent to the kitchen is a spacious dining area, a half bath, and a convenient mudroom. The top floor boasts conveniently located laundry, a large primary bedroom with a coffered ceiling, a walk-in closet, and a luxurious ensuite bathroom. Two more bedrooms, a full bathroom, and a large bonus room complete this upper level. Downstairs, the 1-bedroom legal basement suite features 9- foot ceilings, large windows, and high-end finishes like designer tiles, wide-plank vinyl flooring, and LED pot lights. This home is freshly built and located in the fast growing new community of Rangeview, nestled between the well-established communities of Seton and Mahogany. Just steps away from greenspace with a pond, dog park, and upcoming amenities, this property is surrounded by exciting new development!**

Inclusions:  
 Property Listed By:

**Lower Unit: Fridge, Electric Stove, Dishwasher, Washer, Dryer, Microwave Hood Fan**  
**Real Broker**

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













