



THE
A-TEAM

**RE/MAX
FIRST**

630 RANGEVIEW Street, Calgary T3S 0H7

MLS® #: **A2191289**

Area: **Rangeview**

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

List Price: **\$695,990**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 08-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,812

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,812

Lot Information

Lot Sz Ar:

2,701 sqft

Lot Shape:

DOM

38

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-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









