

# \$605,000 - 1612 Rangeview Drive Se, Calgary

MLS® #A2235554

**\$605,000**

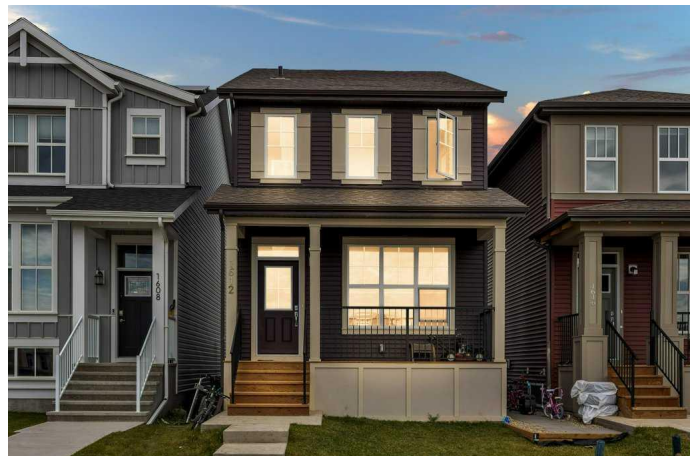
3 Bedroom, 3.00 Bathroom, 1,539 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Discover this stunning extensively upgraded new-build home in the vibrant, up-and-coming community of Rangeview—a unique garden-to-table neighborhood with future parks, playgrounds, schools, and community gardens featuring a FRONT PORCH, a SIDE ENTRANCE, 3 BEDROOMS, a BONUS AREA, a SMALL OFFICE at the MAIN FLOOR, LVP ON THE MAIN and UPPER FLOOR, and a lot more to explore..

Thoughtfully designed, this 1,539 sq. ft. single-family lane home blends modern luxury with practical functionality, making it ideal for first-time buyers. The open-concept floor plan features a side entrance, 3 bedrooms, 2.5 bathrooms, a den, and a bonus room. The elevated kitchen is a standout, boasting a large center island with a flush eating bar, stainless steel appliances, and a sleek slide-in smooth-top range. It flows seamlessly into the spacious dining area, overlooking the bright and inviting Great Room. Upstairs, a generous bonus room leads to two bedrooms, a full bath, a convenient second-floor laundry, and the primary suite with a walk-in closet and a 4-piece ensuite. The lower level includes a 3-piece rough-in for future customization, featuring a side entrance and 1 large window. Conveniently located minutes from South Campus Hospital, the YMCA, shopping, dining, entertainment, and more!

Built in 2023



## Essential Information

MLS® #	A2235554
Price	\$605,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,539
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1612 Rangeview Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0K1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Up To Grade

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 29th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	523
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	PREP Realty
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