

# \$554,900 - 1961 Rangeview Drive Se, Calgary

MLS® #A2228776

**\$554,900**

3 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome home to this incredible 3-bedroom, 2.5 bathroom half duplex in the sought-after community of Rangeview “ where urban agriculture and community grow hand in hand! The main level is bright and open with durable vinyl plank flooring, 9-foot ceiling, and a functional open concept your family would love. The kitchen includes Samsung stainless steel appliances, beautiful white quartz countertops, and an oversized island with seating. The 2-piece powder room is steps down from the main level. Upstairs you will find the generous primary bedroom complete with a 4-piece ensuite bath, 2 additional bedrooms, a central 4-piece bathroom, and convenient upper-level laundry. The lower level is ready for future development and awaits your great design ideas. The well sized designated mud room with extra storage leads outside to enjoy the fully landscaped sunny backyard with views of the rolling hills and mountains. The fully finished double detached garage completes this amazing property. Located in a quiet neighbourhood with a park just steps away and a community greenhouse and firepit area nearby. With easy access to Stoney Trail , Deerfoot Trail and Seton /Mahogany amenities, this home has everything you’ve been looking for! Book your private showing today!

Built in 2022

## Essential Information



MLS® #	A2228776
Price	\$554,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1961 Rangeview Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0C6

### Amenities

Amenities	Park, Community Gardens, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	81
Zoning	R-G
HOA Fees	534
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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