

# \$509,900 - 1477 Rangeview Drive Se, Calgary

MLS® #A2268208

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to this thoughtfully crafted attached home nestled in Rangeview, Calgary's first garden-to-table community. Designed with timeless charm & modern functionality, this home combines character, comfort, & versatility in a way that just feels right. From the moment you pull up, the home's classic farmhouse exterior, complete with smartboard detailing and front landscaping, makes a memorable first impression. Inside, the main floor unfolds in a bright, open-concept layout with large windows that bathe the space in natural light and elevate the overall warmth & livability of the home. At the front, the inviting living room offers the perfect place to relax or host guests, framed by soft neutral tones & high-quality finishes. The rear dining area is open & spacious—easily accommodating everything from weekday meals to larger holiday gatherings. In the centre of the home, the chef-inspired kitchen takes center stage. It's designed for real life—with plenty of prep space, full-height cabinetry, & modern hardware—all tied together by large a large island, sleek countertops & a functional layout that keeps everything within reach. Whether you're cooking for one or a crowd, this kitchen is built to perform & impress. Just off the dining room, the rear mudroom adds practical elegance with built-in storage and direct access to your private backyard with room for a future garage—ideal for Calgary's changing seasons and everyday convenience. Upstairs,



the primary suite offers a peaceful retreat, featuring a spa-like ensuite with tasteful finishes, a walk-in shower, & space to truly unwind. Two additional bedrooms provide flexibility for kids, guests, or a home office, & the upper-level laundry adds convenience without sacrificing space. The home also includes a separate side entrance, creating an excellent opportunity to develop a future basement suite (A secondary suite would be subject to approval and permitting by the city/municipality) â€”perfect for multi-generational living or added income potential. Built with energy-efficient triple-pane windows, this home delivers year-round comfort & long-term savings without compromising on design. But why Rangeview? More than just a neighbourhood, Rangeview is a lifestyle centered around food, connection, & community. As Calgaryâ€™s first agri-urban community, itâ€™s designed to inspire & connectâ€”offering everything from community gardens & edible landscaping to seasonal food festivals, markets, & workshops. Itâ€™s a place where neighbours become friends & the simple act of growing, cooking, & sharing food brings people together. Stroll along walkable streetscapes, unwind in scenic parks, & discover a vibrant calendar of community events designed to enrich your everyday life. With stunning architecture, thoughtful urban planning, & a warm, welcoming spirit, Rangeview is a place to plant roots.

Directions:

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2268208  |
| Price     | \$509,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,372                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1477 Rangeview Drive Se |
| Subdivision | Rangeview               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3S0K5                  |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Community Gardens |
| Parking Spaces | 2                 |
| Parking        | Parking Pad       |
| # of Garages   | 2                 |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                                                                        |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | None                                                                                                                                |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full                                                                                                                                |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                               |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, See Remarks, Interior Lot |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Composite Siding, Wood Frame                                               |

Foundation                Poured Concrete

**Additional Information**

Date Listed                November 3rd, 2025  
Days on Market        4  
Zoning                      R-G  
HOA Fees                  534  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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