

\$589,900 - 1445 Rangeview Drive Se, Calgary

MLS® #A2242272

\$589,900

3 Bedroom, 3.00 Bathroom, 1,337 sqft

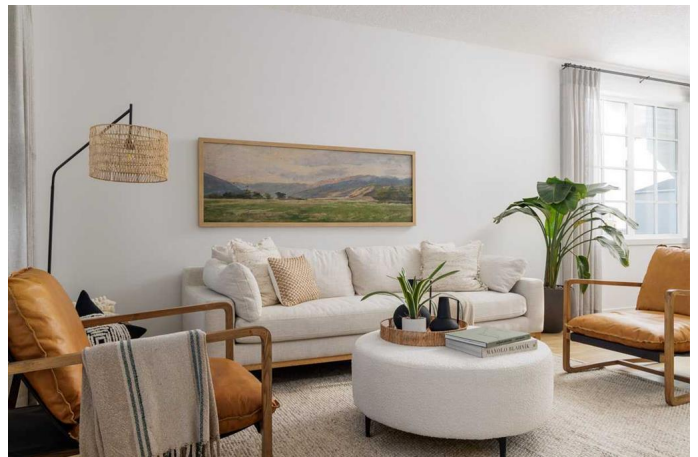
Residential on 0.05 Acres

Rangeview, Calgary, Alberta

****OPEN HOUSE - Sat. Sept 13, 1:00-4:00PM.**

(Visit us @ 1441 Rangeview DR, SE)

Welcome to this thoughtfully crafted attached farmhouse-style 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 central dining area is open & spacious—easily accommodating everything from weekday meals to larger holiday gatherings. At the back 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 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 kitchen, the rear mudroom adds practical elegance with built-in storage and direct access to your private backyard & double detached



garageâ€™ideal for Calgaryâ€™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.

Built in 2025

Essential Information

| | |
|----------|-----------|
| MLS® # | A2242272 |
| Price | \$589,900 |
| Bedrooms | 3 |

| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,337 |
| Acres | 0.05 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1445 Rangeview Drive Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0P8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Bathroom Rough-in |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------------|
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 22nd, 2025 |
| Days on Market | 49 |
| Zoning | R-G |
| HOA Fees | 534 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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