

# \$679,000 - 1870 Rangeview Drive Se, Calgary

MLS® #A2243469

## \$679,000

4 Bedroom, 4.00 Bathroom, 1,473 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

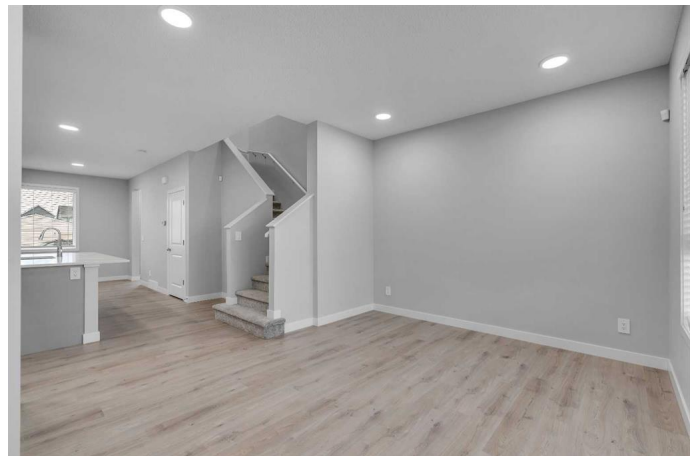
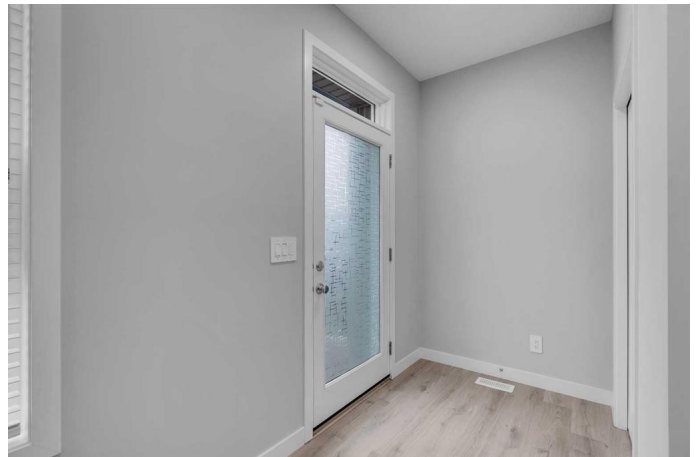
Welcome to 1870 Rangeview Drive SE – A Beautifully Designed Home with Legal Suite & Prime Location!

This exceptional property offers over 2,119 sqft of total living space in the heart of the award-winning, garden-to-table community of Rangeview. Featuring 4 spacious bedrooms and 3.5 bathrooms, total this home also includes a fully legal basement suite with 1 bedroom plus a den (which can easily serve as a second bedroom) and a full bath – perfect for income generation or multi-generational living. Along with being Fully landscaped

Enjoy the charm of a partially fenced backyard, and take in the unobstructed views of a lush green space complete with a playground, walking trails, and a tranquil pond, located right across the street. This home is ideally positioned on a quiet street and is less than a 2-minute walk to a future school, making it a fantastic choice for families.

As part of Calgary's first garden-to-table community, Rangeview offers unique amenities like community greenhouses, access to fresh produce, and strong neighborhood connections.

Conveniently located under 5 minutes from the South Health Campus, the world's largest YMCA (Brookfield), and the Seton shopping complex with VIP cinemas, restaurants, and



more. Quick and easy access to Stoney Trail and Deerfoot Trail ensures smooth commuting.

Built in 2022

**Essential Information**

MLS® #	A2243469
Price	\$679,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,473
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1870 Rangeview Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0C7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Landscaped, See Remarks, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Frame, Veneer
Foundation	Poured Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	47
Zoning	R-G
HOA Fees	534
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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