

# \$705,000 - 37 Lavender Passage Se, Calgary

MLS® #A2246139

**\$705,000**

4 Bedroom, 4.00 Bathroom, 1,607 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

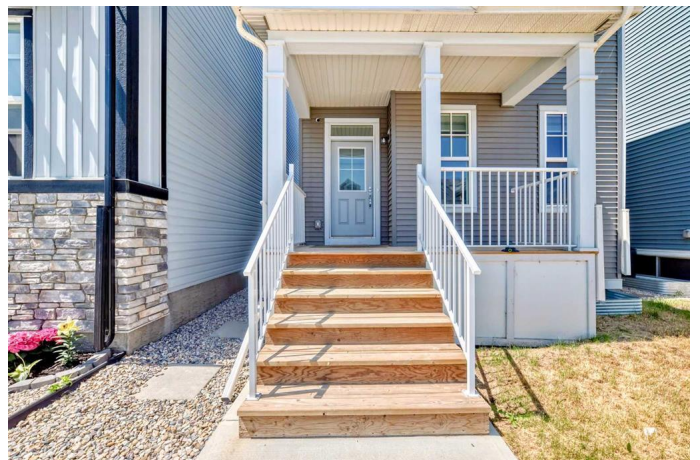
Step into modern comfort in this beautifully designed 2023-built home located in Calgary's vibrant garden-to-table community of Rangeview. Featuring 9-foot ceilings and a bright, open-concept layout, the main floor seamlessly connects the spacious living, dining, and kitchen areas—perfect for entertaining or everyday living. A versatile computer room adds function and flexibility for remote work or study. Over 2160sqft of total living space. Upstairs offers three well-appointed bedrooms, including a luxurious primary suite with a walk-in closet and a private 4-piece ensuite. The upper-level laundry and bonus room provide added convenience and extra living space. The fully legal basement suite—with a separate entrance—includes one bedroom, one full bathroom, its own laundry, and a full kitchen, making it ideal for rental income or extended family. Enjoy outdoor living with a welcoming front porch, sunny rear deck, and the added value of a double detached garage. This home delivers style, space, and smart investment potential in one of Calgary's most exciting new communities.

Built in 2023

## Essential Information

MLS® # A2246139

Price \$705,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,607
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	37 Lavender Passage Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G7

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street
# of Garages	3

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, ENERGY STAR Qualified Appliances, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer/Dryer Stacked, Tankless Water Heater
Heating	Forced Air
Cooling	ENERGY STAR Qualified Equipment
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Rectangular Lot

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 5th, 2025
Days on Market	1
Zoning	R-G

**Listing Details**

Listing Office	eXp Realty
----------------	------------



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.