

# \$644,900 - 674 Rangeview Street Se, Calgary

MLS® #A2254673

**\$644,900**

4 Bedroom, 4.00 Bathroom, 1,818 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

LEGAL SUITE | AWARD-WINNING COMMUNITY OF RANGEVIEW | FIRST GARDEN-TO-TABLE NEIGHBOURHOOD GREENHOUSES, ORCHARDS & GARDENS | 4 BEDROOMS, 3.5 BATHROOMS | 1800+ SQ FT | RENTAL INCOME POTENTIAL Welcome to this modern, beautifully upgraded semi-detached home in Rangeview, Calgary's innovative, garden-to-table community. With nearly 2,600 sq. ft. of bright and thoughtfully designed finished living space, this property offers scenic views of the foothills and is conveniently located near top amenities. Highlights of this Stunning Home:

- Durable & Elegant Design: Built with premium Hardie board siding, upgraded vinyl plank flooring, and knockdown ceilings, combining style and durability.
- Gourmet Chef's Kitchen: Featuring stainless steel appliances, quartz countertops, and high-end cabinetry, it's a perfect blend of form and function.
- Bright Open Concept: Oversized windows and soaring ceilings fill the main floor with natural light, creating a welcoming space for entertaining and family life.
- Bonus Room Flexibility: A multi-purpose upstairs bonus room can be used as a playroom, TV area, office, or more.
- Luxurious Primary Suite: The spacious primary bedroom boasts a walk-in closet and a spa-inspired ensuite with quartz countertops and upscale finishes.
- Practical Upper Floor Layout: Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete this level.
- Self-Contained



Legal Basement Suite A one-bedroom legal suite with its own entrance, full kitchen, spacious living area, bathroom and separate laundry offers an excellent opportunity for rental income or private accommodations for extended family. Discover Rangeview As Calgary's first garden-to-table community, Rangeview is designed to cultivate connection and sustainability with greenhouses, orchards, and community gardens. Located in Calgary's southeast, it's close to: 5 minutes to the YMCA 6 minutes to South Health Campus 25 minutes to downtown Calgary 35 minutes to the airport Enjoy nearby golf courses like Spruce Meadows, Heritage Pointe, and Sirocco, as well as planned amenities including playgrounds, ponds, and lush green spaces. Don't miss the opportunity to own a stylish, functional home in an award-winning community. Schedule your viewing today!

Built in 2024

Essential Information

MLS® #	A2254673
Price	\$644,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	674 Rangeview Street Se
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Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H7

### Amenities

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

### Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), WaterSense Fixture(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Combination
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 5th, 2025
Days on Market	2
Zoning	R-Gm
HOA Fees	508
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Executive Real Estate Services
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