

# \$559,900 - 1465 Rangeview Drive Se, Calgary

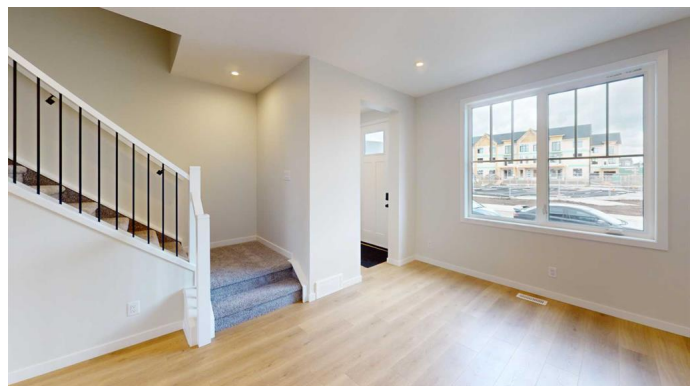
MLS® #A2243191

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,306 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to this thoughtfully crafted attached farmhouse-style home nestled in Rangeview, Calgaryâ€™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 homeâ€™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 & spaciousâ€”easily accommodating everything from weekday meals to larger holiday gatherings. At the back of the home, the chef-inspired kitchen takes center stage. Itâ€™s designed for real lifeâ€”with plenty of prep space, full-height cabinetry, & modern hardwareâ€”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 with room for a future 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 rootsâ€”& watch them flourish. This isnâ€™t just a house. Itâ€™s a home designed to reflect how you want to liveâ€”connected, inspired, & part of something bigger.

Built in 2025

## **Essential Information**

MLS® #	A2243191
Price	\$559,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1465 Rangeview Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0P8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, 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 25th, 2025  
Days on Market        6  
Zoning                    R-G  
HOA Fees                534  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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