

# \$509,900 - 404, 1750 Rangeview Drive Se, Calgary

MLS® #A2184557

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,505 sqft  
Residential on 0.01 Acres

Rangeview, Calgary, Alberta

Step into this beautifully crafted 3-bedroom, 2.5-bathroom townhome, where contemporary design meets thoughtful functionality. With a spacious floor plan and soaring 9' ceilings, this residence offers a light-filled, open atmosphere that enhances every room. The attached double-car garage provides generous space for both your vehicles and storage needs, making daily living a breeze.

Inside, the home features a variety of modern upgrades. The kitchen is a true highlight, showcasing elegant quartz countertops, a full suite of drawers for organized storage, high-end stainless steel appliances, and soft-close cabinetry for that extra touch of refinement. On the main level, you'll find durable vinyl plank flooring, while plush carpeting and 8lb underlay in the bedrooms create a cozy, inviting retreat at the end of the day.

The private balcony is an ideal space for unwinding or entertaining guests, adding another layer of versatility to this home. Beyond the interior, the property offers a vibrant community atmosphere, perfect for an active lifestyle. Enjoy access to a serene greenhouse and beautifully maintained garden spaces—perfect for nature lovers or anyone who enjoys a little gardening.

This townhome's location is equally impressive, with quick access to Seton and



Mahogany, offering nearby shopping, dining, and recreational options. The exterior of the home is designed for durability and low maintenance, featuring a stylish mix of vinyl siding, fibre cement panels, and asphalt shingles. Thoughtful lighting selections throughout the home add to its modern appeal, blending style with practicality.

With the added benefit of AC rough-ins already in place, this townhome is ready to offer comfort and convenience no matter the season. A perfect balance of luxury, functionality, and community, this home truly exceeds expectations.

Built in 2025

### **Essential Information**

MLS® #	A2184557
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,505
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	404, 1750 Rangeview Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0P8

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Range
Heating	Forced Air
Cooling	Rough-In
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 2nd, 2025
Days on Market	92
Zoning	M-1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.