

# \$530,250 - 115, 1750 Rangeview Drive Se, Calgary

MLS® #A2261672

## \$530,250

3 Bedroom, 3.00 Bathroom, 1,688 sqft  
Residential on 0.01 Acres

Rangeview, Calgary, Alberta

Discover this thoughtfully designed 3-bedroom + Den townhome in the vibrant community of Rangeview, offering nearly 1,700 sq. ft. of modern living space with a fresh, airy palette throughout. Perfectly positioned to face a beautiful morning sun, this home blends comfort with community from the moment you step inside.

The open-concept main living space is framed by soaring 9' ceilings and large windows that flood the space with natural light. Durable luxury vinyl plank flooring runs through the kitchen, dining, and living areas, accented by contemporary finishes. The kitchen showcases slab-style cabinetry, quartz countertops, and an inviting eating bar, while the adjacent dining area is ideal for gatherings. Step out onto the upper balcony for a peaceful retreat at any time of day.

Upstairs, you'll find 3 generously sized bedrooms, with a 4th on the main level, providing flexibility for families, guests, or a home office. The primary retreat is a calming haven, while the additional bedrooms share a stylish main bath. Plush carpet with upgraded underlay, quartz counters, chrome fixtures, and tile accents add layers of comfort and quality to every detail.

Everyday convenience is built in, with a two-car garage for parking and storage, plus a full-sized laundry set located upstairs for easy



access.

Living in Rangeview means more than just owning a home—it’s about being part of a community inspired by nature and connection. With a community greenhouse, gardens, playgrounds, and pathways right outside your door, there’s always something to enjoy. Nearby shopping in Mahogany and Seton, the South Health Campus, and quick routes via Deerfoot and Stoney Trail make life both simple and connected.

This spacious 4-bedroom townhome offers exceptional value and a lifestyle built around ease, beauty, and belonging. Welcome home to Rangeview.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2261672      |
| Price          | \$530,250     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,688         |
| Acres          | 0.01          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 115, 1750 Rangeview Drive Se |
| Subdivision | Rangeview                    |
| City        | Calgary                      |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3S 0X3 |

### Amenities

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

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer               |
| Heating           | Forced Air                                                                       |
| Cooling           | None                                                                             |
| Basement          | None                                                                             |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Balcony                                                         |
| Lot Description   | Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Vinyl Siding, Wood Frame                                        |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 10                |
| Zoning         | M-1               |

### Listing Details

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

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