



GRASSROOTS
REALTY GROUP

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236 Rangeview Way SE
Calgary, Alberta

MLS # A2223681



\$549,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,480 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Here's your chance to get ahead of the curve in one of southeast Calgary's most forward-thinking new communities. Located in RANGEVIEW BY GENSTAR, this brand-new Alexis model from Homes by Avi is a REAR-LANED DUPLEX designed with the modern buyer in mind. At just under 1,500 square feet, this 3-bedroom, 2.5-bath home packs serious punch in terms of style, upgrades, and long-term value. Inside, the layout feels fresh and functional, with a central kitchen that anchors the main floor—complete with quartz countertops, a chimney-style hood fan, BUILT-IN MICROWAVE, 42" upper cabinets, and a SILGRANITE UNDERMOUNT SINK. LVP flooring adds warmth and durability, while a REAR DECK off the dining nook extends your living space outdoors. Upstairs, three well-sized bedrooms (including a spacious primary with walk-in closet and ensuite) and second-floor laundry check all the boxes for comfortable daily living. But it's the thoughtful upgrades that really set this one apart: a separate side entrance, 9" foundation walls, 200 amp electrical panel, an 80-GALLON HOT WATER TANK, and a solar conduit rough-in from the attic to the mechanical room. EV charger rough-in? Check. Gas line to stove and BBQ? Already done. There's even a SECOND LAUNDRY ROUGH-IN, bathroom rough-in, and WET BAR/UTILITY SINK ROUGH-IN in the basement—perfect for future development or an investor-minded setup. Possession is available this summer, just in time to enjoy everything Rangeview has to offer. This is a community designed around connection—featuring walkable streetscapes, future schools, planned parks, and beautiful tree-canopied pathways that link homes to greenspaces. With FRONT YARD LANDSCAPING INCLUDED and a rear gravel parking pad in place, this is

a rare opportunity to secure a move-in ready home with future flexibility built in. Whether you're a savvy investor or a first-time buyer who wants more than just the basics, 236 Rangeview Way SE delivers. PLEASE NOTE: Photos are of a finished Showhome of the same model – fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.