



GRASSROOTS
REALTY GROUP

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**406, 1750 Rangeview Drive SE
Calgary, Alberta**

MLS # A2236027



\$460,257

Division:	Rangeview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,504 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Welcome to this beautifully appointed townhome in the heart of Rangeview, offering over 1,400 sq. ft. of stylish, functional living space with a light and airy design palette throughout. With the attached garage, a modern open-concept layout, and unmatched access to natural spaces and urban conveniences, this home delivers both comfort and connection. Facing a lush courtyard garden and green space, this residence offers a peaceful outlook and a strong sense of community from the moment you arrive. Inside, the design centers around light finishes, clean lines, and a layout made for modern life. Soaring 9' ceilings on the main floor and 8' ceilings on the upper level create a spacious, open feel, while large windows allow natural light to pour in across every level. The main floor features contemporary luxury vinyl plank flooring that flows through the kitchen, dining, living areas, bathrooms, and laundry. The open-concept kitchen is thoughtfully designed with slab-profile cabinets and drawers, crisp white quartz countertops, and an eating bar that's perfect for casual meals or entertaining. A designated dining area offers space for hosting, while the adjacent upper balcony off the main living room provides a peaceful spot to enjoy morning coffee or evening sunsets. Upstairs, you'll find cozy yet elevated comfort, with plush carpet and an 8lb underlay in the bedrooms, upper hallway, and stairs. The layout includes spacious bedrooms, a full main bathroom, and a tranquil primary retreat—all finished with a consistent attention to quality and detail. Bathrooms feature quartz counters, chrome faucets, high-efficiency toilets, and a fresh tile backsplash for a clean, modern aesthetic. This home also offers the convenience of two garage spaces, whether for vehicles, storage, or both, making daily life even easier. A full-sized washer/dryer located on the upper floor,

in its own laundry area, adds an extra layer of practicality and ease. Living in Rangeview means embracing a lifestyle built around nature, food, and connection. Enjoy access to a community greenhouse and garden, scenic pathways, playgrounds, and shared courtyard green spaces—perfect for walking the dog, meeting neighbors, or simply taking in the open air. Commuting and daily errands are effortless with quick access to both Deerfoot and Stoney Trail, nearby shopping in Mahogany and Seton, and the South Health Campus hospital just minutes away. Whether you're a first-time buyer, downsizing, or seeking a vibrant, walkable community to call home, this property delivers exceptional value with the perfect blend of warmth, style, and convenience. Welcome to your fresh start in Rangeview—where community roots run deep and home feels just right.