



GRASSROOTS
REALTY GROUP

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121, 1750 Rangeview Drive SE
Calgary, Alberta

MLS # A2261681



\$530,250

Division:	Rangeview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,724 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
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: NA

Welcome to this beautifully appointed 4-bedroom townhome in the heart of Rangeview, offering over 1,700 sq. ft. of stylish, functional living space designed for both connection and comfort. With an attached double garage, a modern open-concept layout, and unmatched access to natural spaces and urban conveniences, this home truly has it all. Facing a lush courtyard garden and green space, the residence offers a peaceful outlook and a strong sense of community from the moment you arrive. Inside, light finishes, clean lines, and thoughtful design create a bright and inviting atmosphere. Soaring 9' ceilings on the main floor and 8' ceilings upstairs enhance the open feel, while large windows welcome natural light throughout. The main living space is finished with luxury vinyl plank flooring across the kitchen, dining, and living areas, bathrooms, and laundry. The kitchen features sleek slab-profile cabinets, crisp white quartz countertops, and an eating bar perfect for casual meals or entertaining. A dedicated dining space and an upper balcony off the living room add even more room to enjoy life at home. With 3 spacious bedrooms upstairs and 1 on the main floor to ensure there's room for everyone—whether for family, guests, or a home office. Plush carpet with an 8lb underlay brings comfort to the bedrooms and hallways, while the primary suite offers a relaxing retreat. Bathrooms feature quartz counters, chrome fixtures, high-efficiency toilets, and modern tile backsplash for a clean, timeless look. Practical features include a two-car garage and a full-sized washer/dryer conveniently located on the upper level. Life in Rangeview is all about community and connection. Stroll the scenic pathways, visit the community greenhouse and gardens, or relax in the shared courtyards and playgrounds. Quick access to Deerfoot and Stoney Trail, shopping in

Mahogany and Seton, and the South Health Campus nearby makes every day effortless. This 4-bedroom townhome is a rare find—offering a perfect blend of space, style, and lifestyle. Welcome to your new beginning in Rangeview.