



GRASSROOTS
REALTY GROUP

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236 Rangeview Way SE
Calgary, Alberta

MLS # A2263479



\$534,900

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:	Full, Separate/Exterior Entry, 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

IF YOU'RE GOING TO START SMART, START HERE! This Alexis model from Homes by Avi doesn't just check the boxes—it builds in future flexibility you won't get from your average duplex. NO CONDO FEES. No outdated finishes. Just 1,480 sq ft of smart planning, clever upgrades, and everyday ease—right in Rangeview Springs, one of Calgary's most forward-thinking new communities. The kitchen leads the charge with quartz counters, a SILGRANIT UNDERMOUNT SINK, CHIMNEY-STYLE HOOD FAN, BUILT-IN MICROWAVE, and 42" UPPERS that actually fit the serving platters. And yes, the appliances are included (and will arrive before possession). The floorplan's what really wins here—open, but not echo-y. The kitchen anchors everything without turning into a hallway, the dining nook fits an actual table, and the living room doesn't force you to float a loveseat in the middle of nowhere. It just works, without needing an explanation. Upstairs, you'll find two secondary bedrooms, upper-floor laundry, a main bath, and a surprisingly spacious master that easily accommodates your furniture—no Tetris required. There's also a walk-in closet and private ensuite to keep the morning rush civilized. But the real win is downstairs: a SEPARATE SIDE ENTRANCE, 9' FOUNDATION WALLS, a SOLAR CONDUIT ROUGH-IN, 200 AMP SERVICE, and rough-ins for a future bathroom, laundry, and utility sink. Whether you want to finish it now, later, or just keep your options open, this basement is BUILT FOR FLEXIBILITY. Out front, you've got FRESH LANDSCAPING. Out back, there's a gravel parking pad with room for two. And just beyond your door? Rangeview's network of TREE-LINED PATHWAYS are already taking

shape—designed to connect neighbours, not just houses. AVAILABLE FOR IMMEDIATE POSSESSION, and easier to show than ever. Book a visit, bring your questions, and see what a better beginning can look like.