

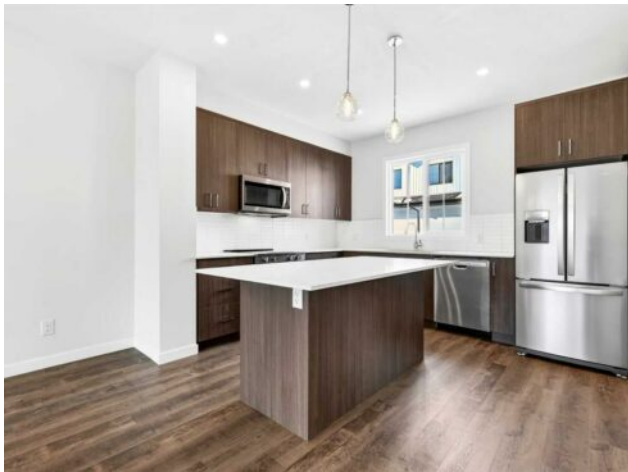


GRASSROOTS
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**117, 1750 Rangeview Drive SE
Calgary, Alberta**

MLS # A2289274



\$469,900

Division:	Rangeview		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,814 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

StreetSide proudly presents this highly desired interior-unit townhome that offers a sophisticated blend of expansive living space and elegant modern finishes. Designed with versatility in mind, the residence features four spacious bedrooms—including a convenient lower level bedroom ideal for guests or a home office—and two and a half well appointed bathrooms. The heart of the home is an open-concept main floor that flows seamlessly onto a private balcony, perfect for indoor-outdoor entertaining. Culinary enthusiasts will appreciate the chef-inspired kitchen, which comes standard with modern dark slab-style cabinetry, a full bank of storage drawers, polished white quartz countertops, and premium stainless steel appliances. The interior aesthetic is defined by contemporary durability, featuring luxury vinyl flooring throughout the primary areas and premium 8lb underlay carpet for added comfort on the stairs and upper level. Practicality meets luxury with a dedicated upper-level laundry room and an attached double car garage. Situated in the community of Rangeview, Calgary's premier garden-to-table neighborhood, residents enjoy a unique village-like serenity paired with urban vibrancy. The development is centered around a lush courtyard garden and provides unparalleled connectivity to community greenhouses, pathways, and local markets. With immediate proximity to major transportation routes, schools, and parks, this home offers the perfect balance of comfort and convenience.