

\$549,900 - 236 Rangeview Way Se, Calgary

MLS® #A2223681

\$549,900

3 Bedroom, 3.00 Bathroom, 1,480 sqft
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

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 basementâ€”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 connectionâ€”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 â€” fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2223681 |
| Price | \$549,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,480 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |

| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|----------------------|
| Address | 236 Rangeview Way Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0L4 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 2 |
| Parking | Outside, Parking Pad, Alley Access |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Electric Range |
| Heating | Forced Air, Natural Gas, High Efficiency, Humidity Control |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Exterior Entry, Unfinished |

Exterior

| | |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Lane, Back Yard, Rectangular Lot, Interior Lot, Zero Lot Line |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 61 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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