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# 122, 1750 Rangeview Drive SE Calgary, Alberta

## MLS # A2289267

# $476,900

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|---|---|---|---|
| **Division:** | Rangeview | | |
| **Type:** | Residential/Five Plus | | |
| **Style:** | Townhouse | | |
| **Size:** | 1,573 sq.ft. | **Age:** | 2026 (0 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.03 Acre | | |
| **Lot Feat:** | Rectangular Lot | | |

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|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 276 |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | Cement Fiber Board, Vinyl Siding, Wood Frame | **Zoning:** | M-CG |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

**Inclusions:** N/A

StreetSide proudly presents this exceptionally popular exterior-unit townhome, where expansive living areas meet modern comforts and sophisticated finishes. The thoughtfully designed floorplan features three spacious upper-level bedrooms and two and a half well appointed bathrooms, complemented by a versatile lower-level den perfect for a home office or quiet retreat. The heart of the home is an inviting open-concept main floor, anchored by a large gourmet kitchen featuring a functional breakfast bar for casual dining. This bright living space transitions seamlessly to a private balcony, offering a perfect setting for outdoor relaxation. The interior showcases high end craftsmanship, including modern white slab-style cabinetry with a full bank of drawers for maximum storage. The kitchen is further elevated by polished white quartz countertops and a full suite of premium stainless steel appliances. Durable luxury vinyl flooring runs throughout the primary living areas, while the stairs and upper level are finished with plush carpet over an 8lb underlay for superior comfort. Additional conveniences include an attached double car garage and a lifestyle defined by maintenance free living and professionally maintained landscaping. Located in the vibrant community of Rangeview, Calgary’s premier garden-to-table neighborhood, this home offers a unique balance of village-like serenity and urban convenience. The development centers around a lush courtyard garden, providing residents with unparalleled access to community gardens, educational programming through the Home Owner’s Association, and year-round local markets. Enjoy the ease of proximity to local amenities and major routes while living in a master-planned community that celebrates connectivity and style.

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