

1510 Rangeview Drive SE
Calgary, Alberta

MLS # A2310882



\$494,800

Division:	Rangeview		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,542 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	None	LLD:	-
Exterior:	Metal Siding , Mixed, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wired for Data		

Inclusions: N/A

THREE BEDROOMS, A GROUND-FLOOR FLEX ROOM, AND A DOUBLE ATTACHED GARAGE—ALL NEATLY PACKED INTO ONE 3-STOREY TOWNHOME IN RANGEVIEW. Honestly, who could ask for more? The GROUND-FLOOR FLEX ROOM is the kind of space that makes this layout work harder than most. Use it as a home office, guest space, workout room, hobby zone, den, or quiet escape from the main living areas. Add in a proper foyer and DOUBLE ATTACHED TANDEM GARAGE, and the entry level does a lot more than simply get you inside. Upstairs, the main living level feels open, bright, and easy to use, with the kitchen, dining, and living areas connected in one comfortable central space. The kitchen is finished with QUARTZ COUNTERS, PENDANT LIGHTING over the island, chrome hardware and fixtures, and an UPGRADED GEOMETRIC TILE BACKSPLASH that gives the space a clean, modern edge. Just off the main living area, the FULL-WIDTH REAR BALCONY stretches nearly 18' wide by 7' deep and includes a BBQ gas line—large enough for morning coffee, summer dinners, a few planters, and a chair you do not have to fold up and apologize for. There is also a well-placed pocket of space near the stairs to the upper level, perfect for a small desk, reading nook, command centre, or charging station. Upstairs, you will find 3 BEDROOMS, including a primary with WALK-IN CLOSET and ENSUITE, plus a main bath and upper laundry exactly where laundry belongs. The SOUTH-FACING FRONT brings beautiful natural light into the secondary bedrooms, while the main living spaces give you room to settle into daily life without feeling squeezed. With estimated possession in FALL 2026, this is a home you can plan for, not panic-pack for. And in Poppy at Rangeview, you are part of a community shaped around

GARDEN-TO-TABLE LIVING, with community gardens, orchards, greenhouses, parks, wetlands, pathways, and future gathering spaces like Harvest Hall and Market Square. If your next home needs to handle work, guests, storage, outdoor space, and real life without feeling overcomplicated, this is a very good place to start—especially in A COMMUNITY BUILT AROUND SOMETHING MORE MEANINGFUL than rows of houses. Visit Rangeview Section 23, and see how neatly it all comes together. • PLEASE NOTE: Photos are of a SHOWHOME of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.