

1506 Rangeview Drive SE
Calgary, Alberta

MLS # A2310888



\$444,800

Division:	Rangeview		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,348 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.01 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:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

This BRAND-NEW THREE-STOREY TOWNHOME in Rangeview by Section 23 has a top floor that feels genuinely flexible. The SOUTH-FACING FRONT BEDROOM includes its own ENSUITE and WALK-IN CLOSET, while the rear bedroom also has a WALK-IN CLOSET and easy access to the main bath. Between the two bedrooms, the main bath and enclosed DEN/FLEX ROOM create a natural sense of separation — a thoughtful setup for roommates, downsizers who want a comfortable guest room and hobby space, busy households that need bedrooms and work space to coexist, or anyone trying to keep work-from-home life from creeping onto the dining table. The second floor keeps daily life bright and connected, with an open kitchen, dining, and living area centred around QUARTZ COUNTERS, a PENINSULA BREAKFAST BAR, and an efficient layout that keeps everything close without feeling crowded. Just off the kitchen, the FULL-WIDTH PRIVATE BALCONY gives you easy outdoor space for morning coffee, fresh air, or a quiet evening reset. At ground level, the DOUBLE TANDEM ATTACHED GARAGE quietly handles the practical side: two-car parking, bike storage, seasonal bins, sports gear, tools, and all the things that need a home but do not need to live in your living room. Set in Rangeview by Section 23, this townhome is part of a southeast Calgary community taking shape around COMMUNITY GARDENS, WALKABLE PATHWAYS, and PLANNED GATHERING SPACES — a neighbourhood vision that makes the community itself part of what you're buying into. With possession anticipated for FALL 2026, you have time to plan your move properly while securing a brand-new home in a community that is still growing into something special. Visit Rangeview, walk the community, and learn more about a townhome that feels

easy to live in, easy to plan for, and easy to get excited about. • PLEASE NOTE: Photos are of a SHOWHOME of the same model
– fit and finish may differ. Interior selections and floorplans shown in photos.