

\$599,900 - 292 Rangeview Way Se, Calgary

MLS® #A2259338

\$599,900

3 Bedroom, 3.00 Bathroom, 1,642 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

CORNER LOTS CHANGE HOW A DUPLEX LIVES: more presence on the street, MORE WINDOWS, and “best of all” A REAL SIDE YARD that makes the whole property feel wider and calmer. At 292 Rangeview Way SE, that corner advantage shows up every day: sunlight wraps the main floor, sightlines feel open instead of boxed-in, and the outdoor space stretches along the side of the home, giving you room for gardens, play, or just more breathing room than a typical lot. The DETACHED 20'—20' DOUBLE GARAGE off the lane is the clincher; in this category it’s not a given, and it keeps everyday life tidy—vehicles inside, gear organized, sidewalks clear.

Inside, the plan is built for daily ease across roughly 1,642 sq. ft. above grade. A rear kitchen anchors the main floor so cooking stays connected to the dining area and living room. QUARTZ COUNTERS hold up to family traffic, 42" UPPER CABINETS keep counters photo-ready, and a CHIMNEY HOOD + BUILT-IN MICROWAVE free the workspace. The electric range is installed for move-in simplicity, with a gas line roughed-in if you prefer to switch later. LUXURY VINYL PLANK through the main keeps the flow durable and easy to clean; upstairs, carpet softens bedrooms and the loft. The palette runs warm and modern—grey cabinetry, a soft-stone quartz tone, cloud-matte tile, and a calm, fresh wall colour—so your furniture slides right in.



Future-ready matters here. 200-AMP SERVICE means capacity for life's add-ons; EV CHARGER ROUGH-IN and SOLAR PREP keep options open. 9' FOUNDATION WALLS stretch the lower level's usefulness. A SIDE ENTRY plus ROUGH-INS FOR LAUNDRY, SINK, AND A BATHROOM make future basement development straightforward (think private, flexible living space without reworking the structure). Extra lighting on the main, a 5'—2' stairwell window, and front yard landscaping round out the everyday wins. Out back, the 10'—10' DECK and gas line to the BBQ turn evenings outside into a habit rather than a plan.

The upstairs gets the rhythms right: a bright primary with a walk-in closet, secondary bedrooms sized for real furniture, upper-level laundry where it belongs, and a BONUS ROOM that pivots effortlessly between work, play, or reading chair. Construction choices are built to last, including HARDIE SIDING ON THE FRONT ELEVATION and the efficiencies you expect in a new build.

Set in Rangeview Springs—the newest phase of Rangeview by Genstar—the streets feel connected and human-scaled, with canopy-style pathways linking pockets of green so weekend walks start at your front step, not the car door. Possession is set for late October 2025. Walk the lot lines, step inside, and you'll feel why this corner lives larger than most. ⚠️ PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on 292 Rangeview Way SE. Interior selections and floorplans shown in photos.

Built in 2025

Essential Information

MLS® #	A2259338
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,642
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	292 Rangeview Way Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0L5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

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

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	R-G
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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