

\$534,900 - 236 Rangeview Way Se, Calgary

MLS® #A2263479

\$534,900

3 Bedroom, 3.00 Bathroom, 1,480 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

IF YOU'RE GOING TO START SMART, START HERE! This Alexis model from Homes by Avi doesn't just check the boxes—it builds in future flexibility you won't get from your average duplex. NO CONDO FEES. No outdated finishes. Just 1,480 sq ft of smart planning, clever upgrades, and everyday ease—right in Rangeview Springs, one of Calgary's most forward-thinking new communities.

The kitchen leads the charge with quartz counters, a SILGRANIT UNDERMOUNT SINK, CHIMNEY-STYLE HOOD FAN, BUILT-IN MICROWAVE, and 42"• UPPERS that actually fit the serving platters. And yes, the appliances are included (and will arrive before possession).

The floorplan's what really wins here—open, but not echo-y. The kitchen anchors everything without turning into a hallway, the dining nook fits an actual table, and the living room doesn't force you to float a loveseat in the middle of nowhere. It just works, without needing an explanation.

Upstairs, you'll find two secondary bedrooms, upper-floor laundry, a main bath, and a surprisingly spacious master that easily accommodates your furniture—no Tetris required. There's also a walk-in closet and private ensuite to keep the morning rush civilized.



But the real win is downstairs: a SEPARATE SIDE ENTRANCE, 9â€™™ FOUNDATION WALLS, a SOLAR CONDUIT ROUGH-IN, 200 AMP SERVICE, and rough-ins for a future bathroom, laundry, and utility sink. Whether you want to finish it now, later, or just keep your options open, this basement is BUILT FOR FLEXIBILITY.

Out front, youâ€™™ve got FRESH LANDSCAPING. Out back, thereâ€™™s a gravel parking pad with room for two. And just beyond your door? Rangeviewâ€™™s network of TREE-LINED PATHWAYS are already taking shapeâ€”designed to connect neighbours, not just houses.

AVAILABLE FOR IMMEDIATE POSSESSION, and easier to show than ever. Book a visit, bring your questions, and see what a better beginning can look like.

Built in 2025

Essential Information

MLS® #	A2263479
Price	\$534,900
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	Alley Access, Outside, Parking Pad

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, 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 Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	5
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.