

\$564,900 - 555 Rangeview Street Se, Calgary

MLS® #A2192686

\$564,900

3 Bedroom, 3.00 Bathroom, 1,543 sqft
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to 555 Rangeview Street SE, a beautifully crafted home in Rangeview. Designed for those who appreciate style, functionality, and future potential, The Sasha model from Homes by Avi is a 1,543 sq. ft. semi-detached home that blends modern convenience with timeless charm. From its thoughtful floor plan to its gorgeous finishes, this home is a perfect match for growing families, young professionals, or savvy investors looking for a well-designed property in a vibrant, amenity-rich neighborhood.

Step through the inviting front porch and into a bright, open-concept main floor, where high ceilings and large windows create a warm and welcoming atmosphere. The contemporary kitchen is the heart of the home, boasting a spacious island with quartz countertops, sleek cabinetry, and a walk-in pantry. The adjacent dining area offers plenty of room to host family dinners or casual get-togethers, while the cozy lounge space provides the perfect spot to relax after a long day. A rare find in many homes, the dedicated pocket office is a standout feature—ideal for remote work, homework sessions, or a quiet reading nook.

Upstairs, the bonus room adds versatility to the layout, serving as an extra entertainment area, a play space, or a quiet retreat. The primary bedroom is a true sanctuary, featuring a large walk-in closet and a private three-piece ensuite with modern finishes. Two additional



bedrooms provide comfort for family members or guests, while the conveniently located upper-floor laundry room ensures effortless day-to-day living.

This home also boasts a separate side entrance and additional basement rough-ins, offering exciting potential for future development—whether as a secondary unit (subject to approval and permitting by the city/municipality), or additional living space. With 9' foundation walls, the basement is primed for finishing to suit your needs. Outside, the front yard landscaping is included, setting the stage for a charming curb appeal, while the backyard offers a private space for relaxation, gardening, or entertaining.

Located in the highly sought-after Rangeview by Genstar, this community is designed to foster a strong sense of place, offering residents expansive boulevards and tree-lined pathways that seamlessly connect to re-naturalized parks, ponds, and activity centers. With easy access to shopping, schools, and major roadways, you're never far from the best that southeast Calgary has to offer.

With an anticipated spring 2025 possession, this is your chance to secure a brand-new home in one of Calgary's most innovative and community-focused neighborhoods. Don't miss out—contact us today for more details or to book a private tour! PLEASE NOTE: Photos are of a Showhome of the same home model — While layout is the same, fit and finish may differ on finished spec home. Interior selections in photos.

Built in 2025

Essential Information

MLS® #	A2192686
Price	\$564,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,543
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	555 Rangeview Street Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0L2

Amenities

Parking Spaces	2
Parking	Parking Pad, Alley Access, Outside, See Remarks

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

Exterior

Exterior Features	Private Entrance, Private Yard, Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle

Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 19th, 2025
Days on Market	19
Zoning	R-Gm

Listing Details

Listing Office	CIR Realty
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