



236 Rangeview Way Calgary Alberta

\$569,900

Here's your chance to get ahead of the curve in one of southeast Calgary's most forward-thinking new communities. Located in RANGEVIEW BY GENSTAR, this brand-new Alexis model from Homes by Avi is a REAR-LANED DUPLEX designed with the modern buyer in mind. At just under 1,500 square feet, this 3-bedroom, 2.5-bath home packs serious punch in terms of style, upgrades, and long-term value. Inside, the layout feels fresh and functional, with a central kitchen that anchors the main floor—complete with quartz countertops, a chimney-style hood fan, BUILT-IN MICROWAVE, 42" upper cabinets, and a SILGRANITE UNDERMOUNT SINK. LVP flooring adds warmth and durability, while a REAR DECK off the dining nook extends your living space outdoors. Upstairs, three well-sized bedrooms (including a spacious primary with walk-in closet and ensuite) and second-floor laundry check all the boxes for comfortable daily living. But it's the thoughtful upgrades that really set this one apart: a separate side entrance, 9' foundation walls, 200 amp electrical panel, an 80-GALLON HOT WATER TANK, and a solar conduit rough-in from the attic to the mechanical room. EV charger rough-in? Check. Gas line to stove and BBQ? Already done. There's even a SECOND LAUNDRY ROUGH-IN, bathroom rough-in, and WET BAR/UTILITY SINK ROUGH-IN in the basement—perfect for future development or an investor-minded setup. Possession is available this summer, just in time to enjoy everything Rangeview has to offer. This is a community designed around connection—featuring walkable streetscapes, future schools, planned parks, and beautiful tree-canopied pathways that link homes to greenspaces. With FRONT YARD LANDSCAPING INCLUDED and a rear gravel parking pad in place, this is a rare opportunity to secure a move-in ready home with future flexibility built in. Whether you're a savvy investor or a first-time buyer who wants more tha...

Other .00 Ft x .00 Ft

Living room 12.00 Ft x 13.00 Ft

Other 12.17 Ft x 13.00 Ft

Pantry Measurements not available

Other 10.00 Ft x 13.00 Ft

Primary Bedroom 14.00 Ft x 12.17 Ft

Other Measurements not available

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Laundry room .00 Ft x .00 Ft

a

Listing Presented By:



Originally Listed by:
CIR Realty

<http://designerrealestate.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Other Measurements not available

2pc Bathroom .00 Ft x .00 Ft

Bedroom 10.00 Ft x 9.33 Ft

Bedroom 10.00 Ft x 9.33 Ft