

236 Rangeview Way SE
Calgary, Alberta

MLS # A2223681



\$549,900

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| Division: | Rangeview | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,480 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Outside, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Rectangular Lot, Zero Lot Line | | |

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| Heating: | High Efficiency, Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) | | |

Inclusions: N/A

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 than just the basics, 236 Rangeview Way SE delivers. PLEASE NOTE: Photos are of a finished Showhome of the same model – fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.