



**1506 Rangeview Drive SE**  
**Calgary, Alberta**

**MLS # A2310888**



**\$438,800**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,348 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 230
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

This BRAND-NEW THREE-STOREY TOWNHOME in Rangeview by Section 23 has a top floor that feels genuinely flexible. The SOUTH FACING FRONT BEDROOM includes its own ENSUITE and WALK IN CLOSET, while the rear bedroom also has a WALK IN CLOSET and easy access to the main bath. Between the two bedrooms, the main bath and enclosed DEN/FLEX ROOM create a natural sense of separation &mdash; a thoughtful setup for roommates, downsizers who want a comfortable guest room and hobby space, busy households that need bedrooms and work space to coexist, or anyone trying to keep work from home life from creeping onto the dining table. The second floor keeps daily life bright and connected, with an open kitchen, dining, and living area centred around QUARTZ COUNTERS, a PENINSULA BREAKFAST BAR, and an efficient layout that keeps everything close without feeling crowded. Just off the kitchen, the FULL WIDTH PRIVATE BALCONY gives you easy outdoor space for morning coffee, fresh air, or a quiet evening reset. At ground level, the TWO CAR ATTACHED GARAGE quietly handles the practical side: two car parking, bike storage, seasonal bins, sports gear, tools, and all the things that need a home but do not need to live in your living room. Set in Rangeview by Section 23, this townhome is part of a southeast Calgary community taking shape around COMMUNITY GARDENS, WALKABLE PATHWAYS, and PLANNED GATHERING SPACES &mdash; a neighbourhood vision that makes the community itself part of what you're buying into. With possession anticipated for FALL 2026, you have time to plan your move properly while securing a BRAND NEW home in a community that is still growing into something special. Visit Rangeview, walk the community, and learn more about a townhome that feels

easy to live in, easy to plan for, and easy to get excited about. • PLEASE NOTE: Photos are of a SHOWHOME of the same model  
&ndash; fit and finish may differ. Interior selections and floorplans shown in photos.