



GRASSROOTS
REALTY GROUP

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1490 Rangeview Drive SE
Calgary, Alberta

MLS # A2343897

\$488,800

Division:	Rangeview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,506 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	None	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stucco, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: M/A

A DOUBLE SIDE-BY-SIDE ATTACHED GARAGE SETS THE TONE—and this three-storey Magnolia townhome at Poppy in Rangeview delivers from top to bottom. Enjoy two-car parking, generous storage and a private entry that creates a welcoming sense of arrival. The bright, open-concept main level brings everyone together with a stylish kitchen, quartz countertops throughout, pendant lighting over the island, an upgraded black plumbing package, spacious dining and living areas, and a conveniently placed powder room. Step outside to the full-width private balcony with a BBQ gas line—perfect for effortless summer dinners and entertaining. Upstairs, three bedrooms provide flexibility for a growing family, guests, roommates or a home office, while upper-floor laundry keeps everyday routines convenient. A versatile den adds even more space to work, study or unwind. Even better, enjoy ONE YEAR OF NO CONDO FEES FOR A LIMITED TIME. Poppy is surrounded by Rangeview’s community gardens, parks, green spaces and inviting gathering places. A short walk away, the planned Harvest Hall will anchor Market Square with four-season indoor and outdoor spaces for neighbourhood events and casual meetups. If you’ve been waiting for a townhome that offers more than a checklist, this is the one to see. Book your private showing and experience the Rangeview lifestyle for yourself! PLEASE NOTE: Photos are of a showhome of the same model. Layout, interior selections, fit and finish may differ.