

\$725,000 - 37 Lavender Passage Se, Calgary

MLS® #A2233036

\$725,000

4 Bedroom, 4.00 Bathroom, 1,607 sqft
Residential on 0.11 Acres

Rangeview, Calgary, Alberta

Welcome to this beautifully designed 2023-built home, blending modern elegance with functional family living! This owner-occupied gem features a 1 bed, 1 bath legal basement suite with private exterior entry—perfect for extended family or rental income. Inside the main home, enjoy a bright and open-concept kitchen-dining-living area with 9’™ ceilings, granite countertops, vinyl flooring, and Energy Star-rated stainless steel appliances. The main floor also offers a dedicated computer room, ideal for remote work or study.

Upstairs you'll find 3 spacious bedrooms, including a stunning primary suite with a walk-in closet and 4-piece ensuite bath, plus a convenient bonus room and laundry area. The basement also includes its own laundry for added independence. Enjoy outdoor living with a front porch, rear deck, and a double detached garage. Thoughtful upgrades throughout offer both comfort and style in this move-in-ready home!

Built in 2023

Essential Information

MLS® #	A2233036
Price	\$725,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,607
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	37 Lavender Passage Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street, On Street
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Gas Cooktop, Refrigerator, Washer/Dryer, ENERGY STAR Qualified Appliances
Heating	High Efficiency, Forced Air, ENERGY STAR Qualified Equipment
Cooling	ENERGY STAR Qualified Equipment, Sep. HVAC Units
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	D Gees Realty Inc.
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