

\$705,000 - 37 Lavender Passage Se, Calgary

MLS® #A2233036

\$705,000

4 Bedroom, 4.00 Bathroom, 1,607 sqft

Residential on 0.11 Acres

Rangeview, Calgary, Alberta

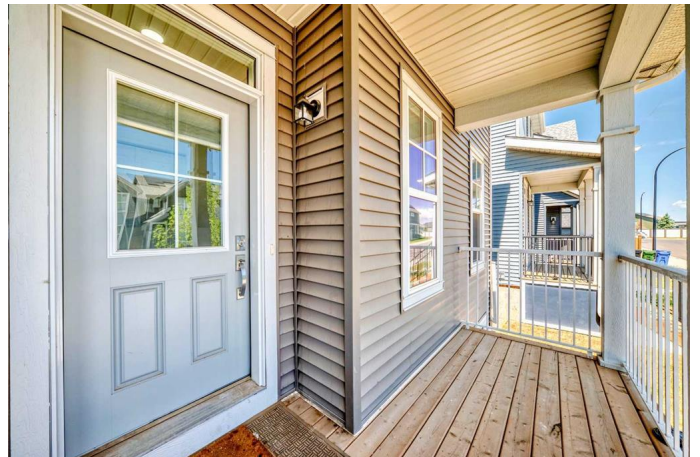
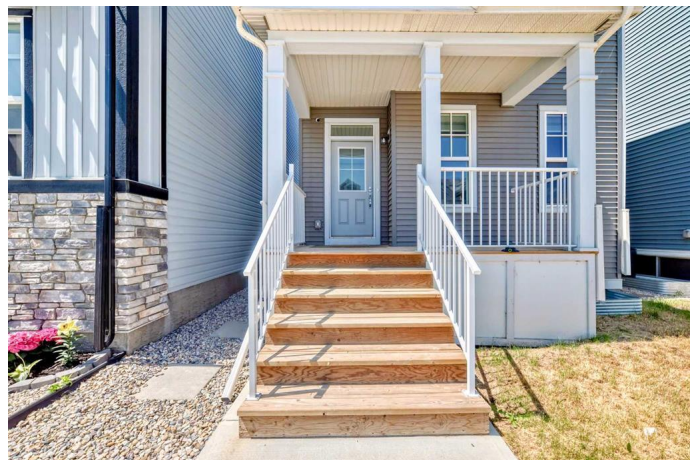
Step into modern comfort in this beautifully designed 2023-built home located in Calgary's vibrant garden-to-table community of Rangeview. Featuring 9-foot ceilings and a bright, open-concept layout, the main floor seamlessly connects the spacious living, dining, and kitchen areas—perfect for entertaining or everyday living. A versatile computer room adds function and flexibility for remote work or study. Over 2160sqft of total living space.

Upstairs offers three well-appointed bedrooms, including a luxurious primary suite with a walk-in closet and a private 4-piece ensuite. The upper-level laundry and bonus room provide added convenience and extra living space.

The fully legal basement suite—with a separate entrance—includes one bedroom, one full bathroom, its own laundry, and a full kitchen, making it ideal for rental income or extended family.

Enjoy outdoor living with a welcoming front porch, sunny rear deck, and the added value of a double detached garage. This home delivers style, space, and smart investment potential in one of Calgary's most exciting new communities.

Built in 2023



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2233036 |
| Price | \$705,000 |
| 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 | Forced Air, ENERGY STAR Qualified Equipment, High Efficiency |
| 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 | 47 |
| Zoning | R-G |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | D Gees Realty Inc. |
|----------------|--------------------|

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