

\$639,900 - 75 Raven Point Se, Calgary

MLS® #A2254137

\$639,900

4 Bedroom, 4.00 Bathroom, 1,597 sqft

Residential on 0.06 Acres

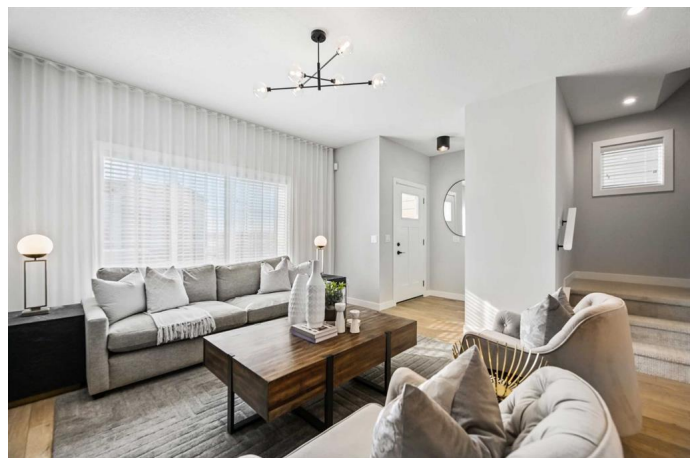
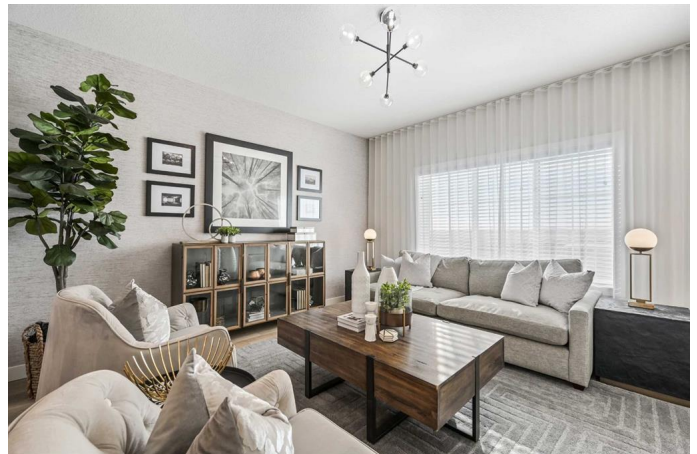
Rangeview, Calgary, Alberta

Discover modern elegance and smart design in this beautifully upgraded 3-bedroom, 2.5-bath home located in Calgary's vibrant and fast-growing Southeast community of Rangeview. Built by TRUMAN and packed with upscale features, this move-in ready gem is just minutes from parks, shopping, Calgary South Health Campus, the YMCA, and offers quick access to Stoney Trail.

Step inside to soaring 9' ceilings and stylish luxury vinyl plank flooring that flow through the open-concept main floor. The chef-inspired kitchen is a true showstopper—featuring full-height cabinetry, soft-close doors and drawers, gleaming quartz countertops, stainless steel appliances, a spacious pantry, and a sleek eating bar that seamlessly connects to the dining and living areas—ideal for entertaining. A chic powder room, mudroom, and a convenient side entrance round out the main level.

Upstairs, unwind in the spacious primary retreat with tray ceiling detail, a spa-like 4-piece ensuite, and a generous walk-in closet. A central bonus room adds flexible living space, while two additional bedrooms, a full bath, and an upstairs laundry room offer everyday convenience.

The fully legal 1-bedroom basement suite—with a private side entrance—makes the perfect mortgage helper or guest suite,



offering unbeatable versatility for rental income or multi-generational living.

Stylish. Functional. Income-generating. This is the lifestyle upgrade youâ€™ve been waiting for.

Photos are from a similar home.

Built in 2025

Essential Information

MLS® #	A2254137
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,597
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	75 Raven Point Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4G4

Amenities

Parking Spaces	2
Parking	Off Street, Rear Drive

Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	5
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
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