

# \$734,900 - 50 Finch Gardens Se, Calgary

MLS® #A2206966

**\$734,900**

3 Bedroom, 3.00 Bathroom, 2,003 sqft  
Residential on 0.08 Acres

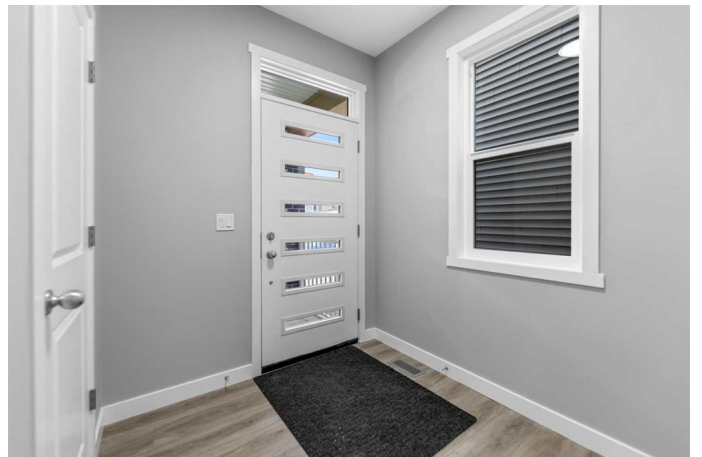
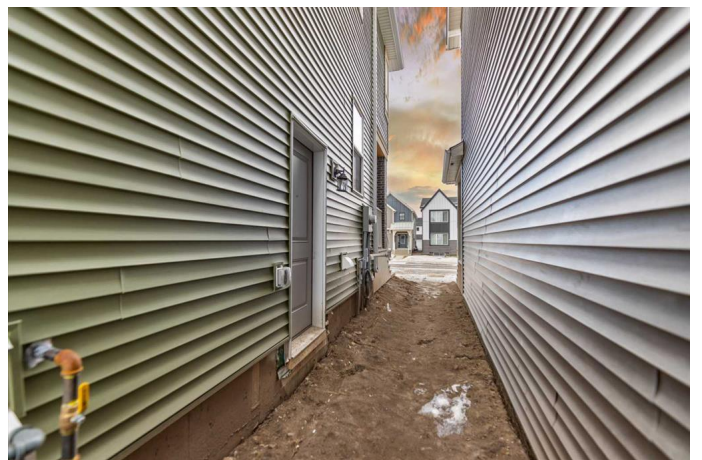
Rangeview, Calgary, Alberta

Welcome to your dream home in the community of Rangeview SE! This brand-new, spacious property offers over 2,000 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms, 2.5 bathrooms, and an upper-level bonus room. A versatile den with a window on the upper floor provides the perfect space for a home office or study. The main floor boasts 9' ceilings, an inviting open-concept layout, and an electric fireplace that adds warmth and style to the living space. The extended kitchen counter with quartz counter-tops, sleek stainless steel appliances, and ample cabinetry make the kitchen a chef's dream. With a separate side entrance, the unfinished basement offers endless potential for future customization. High 9' ceilings in both the main floor and basement enhance the sense of space and elegance. Located just minutes from the hospital, shopping centers, schools, YMCA, and public library, this home offers the ultimate in convenience and accessibility. Don't miss this incredible opportunity—schedule your viewing today!

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2206966  |
| Price     | \$734,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,003       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 50 Finch Gardens Se |
| Subdivision | Rangeview           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S 0H8             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator     |
| Heating           | Central   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Yard                |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 3                |
| Zoning         | R-G              |
| HOA Fees       | 499              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.