

# \$699,000 - 58 Lavender Road Se, Calgary

MLS® #A2213506

**\$699,000**

4 Bedroom, 4.00 Bathroom, 1,545 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

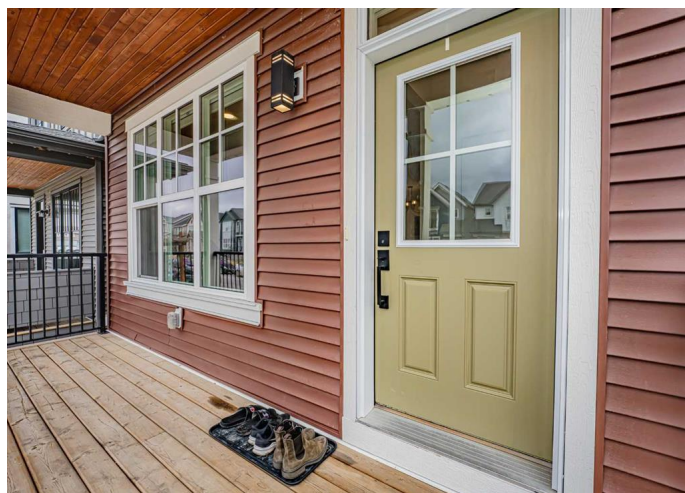
**\*\*\*FORMER SHOWHOME\*\*\*** Welcome to this gorgeous former showhome built by "Homes by Avi in SE Rangeview. This home comes with high ceilings, a detached double garage, central air conditioning, and an upgraded kitchen that boasts quartz countertops, SS appliances, a kitchen island, a built-in microwave, and a contemporary chimney hood fan. A wooden deck with a view of the lovely backyard is accessible from the kitchen through a door. Designed thoughtfully, it has 3 beds with 2.5 baths and a finished basement with separate side entrance. Main floor has spacious living & dining area, a den and a 2 pc bathroom. Upstairs, The spacious master bedroom features an opulent walk-in closet, and 3 pc ensuite. There are 2 additional bedrooms, a 4 pc bathroom and laundry room. This property comes with an upper bonus room that is perfect for a family movie night. Basement has a full bedroom and a 4 pc bathroom with a spacious rec room. It is closely accessible to Mahogany Beach, South Hospital, local schools, and a couple of min's drive to the Mahogany Village Market. Call today to view it!!

Built in 2021

## Essential Information

MLS® # A2213506

Price \$699,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,545       |
| Acres          | 0.06        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 58 Lavender Road Se |
| Subdivision | Rangeview           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S 0C5             |

### Amenities

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

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)                           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard           |
| Lot Description   | Level, Rectangular Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 66               |
| Zoning         | R-G              |
| HOA Fees       | 480              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | Exa 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.