

# \$639,900 - 63 Raven Point Se, Calgary

MLS® #A2261932

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,598 sqft  
Residential on 0.06 Acres

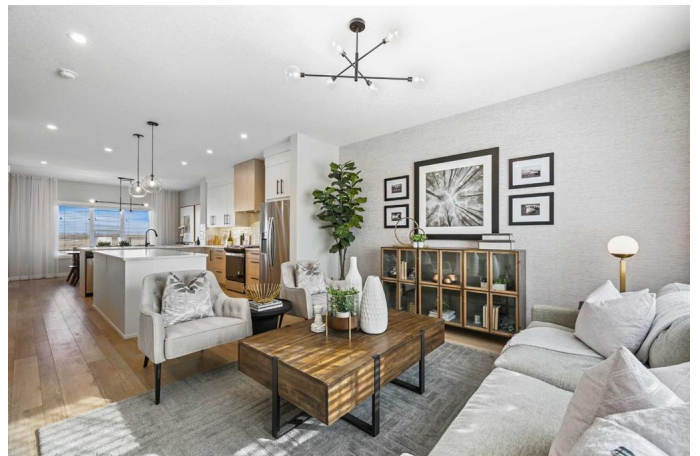
Rangeview, Calgary, Alberta

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 1-bedroom legal basement suite—with a private side entrance—makes the perfect mortgage helper, 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® #	A2261932
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,598
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	63 Raven Point Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4G4

**Amenities**

Parking Spaces	2
Parking	Off Street, Other

**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	Full, Exterior Entry, Suite

## Exterior

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

## Additional Information

Date Listed	October 3rd, 2025
Days on Market	5
Zoning	R-G

## Listing Details

Listing Office	RE/MAX First
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