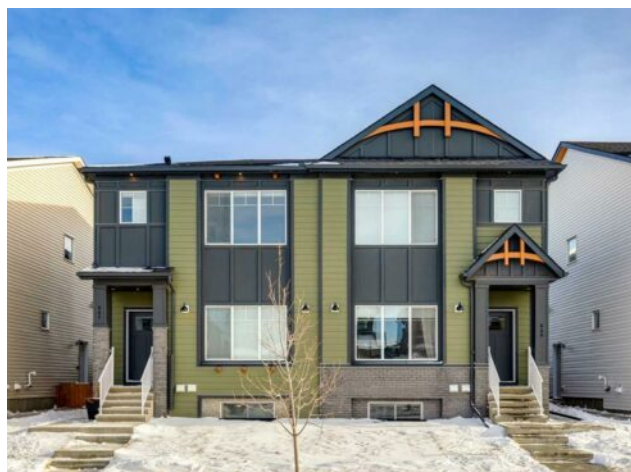


**642 & 646 Rangeview Street SE
Calgary, Alberta**

MLS # A2276414



\$1,340,000

Division:	Rangeview		
Type:	Multi-Family/Full Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,804 sq.ft.	Age:	2024 (2 yrs old)
Beds:	-	Baths:	-
Garage:	Quad or More Detached		
Lot Size:	0.06 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Vinyl	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Washer x4, Dryer x4, Fridge x4, Stove x4, Dishwasher x4, Microwave Hoodfan x4, Window Coverings-All, Garage Door Openers x2, Garage Remotes x4

Rare opportunity to own two separately titled, 2024-built luxury homes in the award-winning community of Rangeview. This impeccably crafted TRUMAN-built package offers immediate cash flow with legal basement suites already generating over \$87,000 in gross annual income. Both sides offer mirrored layouts with distinct, high-end aesthetics: one side features a sophisticated "New York" dark palette, while the other offers a crisp, modern "L.A. White" finish. The upper units feature 3 bedrooms and 2.5 bathrooms across a sun-drenched, open-concept main floor. Experience soaring 9' ceilings and luxury vinyl plank (LVP) flooring throughout. The expansive kitchens serve as the home's epicenter, boasting quartz countertops, extended full-height soft-close cabinetry, stainless steel appliances, and a massive pantry. Upstairs, a central bonus room leads to the primary bedroom, complete with a generous ensuite and walk-in closet. Two additional spacious bedrooms and a dedicated laundry room provide ultimate functionality. The legal basement suites were purpose-built for privacy and comfort. Each 1-bedroom, 1-bathroom legal suite features a separate entrance, LVP flooring, independent laundry, and an open-concept kitchen with ample cabinetry and a truly spacious living area. Each side is complete with professional landscaping, a fully fenced yard, and a double detached garage. Located just minutes from the Calgary South Health Campus, major retail hubs, and Stoney Trail, this turn-key property is the ultimate addition to any investment portfolio or the perfect multi-generational living setup.