

\$634,900 - 35 Heirloom Boulevard Se, Calgary

MLS® #A2113385

\$634,900

3 Bedroom, 3.00 Bathroom, 1,643 sqft

Residential on 0.01 Acres

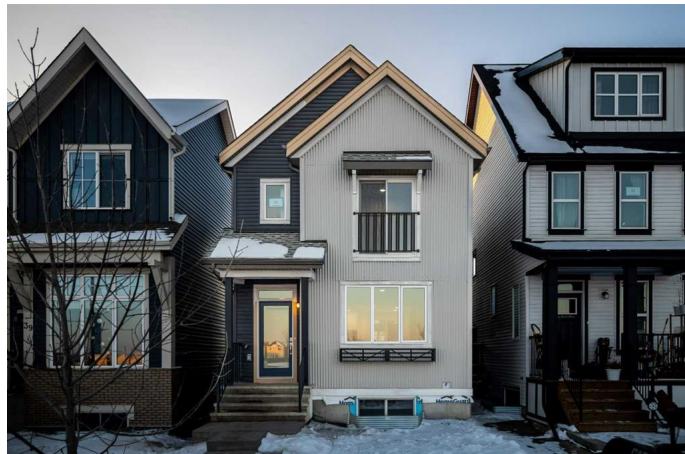
Rangeview, Calgary, Alberta

Presenting you a beautiful opportunity to own a house in Calgary's first Garden-to-table community. This beautiful single-family house is perfect blend of modernity, tranquility and functionality. This home offers great potential with a side entrance. You can make your summer and gathering fun in your private backyard that offers rough ins for a barbeque gas line. Main floor offers open-concept floor plan that amplifies natural light and adds to the spaciousness. This floor is equipped with an office, offering a dedicated space for work from home, relaxation or study. Gourmet style kitchen with beautiful Cabinetry with upgraded lighting enhance aesthetics of the house. The second level opens into an upper floor loft, leading onto three spacious bedrooms and a laundry area. The primary bedroom has a huge walk-in closet and 3 pc Ensuite with standing shower. Hurry!! Basement is unfinished with 3 pc bathroom and washer/dryer rough-ins. Call your favorite realtor to book your private showing and make this your property your new home.

Built in 2024

Essential Information

MLS® #	A2113385
Price	\$634,900
Sold Price	\$617,500
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,643
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Heirloom Boulevard Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B6

Amenities

Amenities	None, Other, Park
Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Bathroom Rough-in, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage
Appliances	Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	ENERGY STAR Qualified Equipment
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed March 8th, 2024
Date Sold March 17th, 2024
Days on Market 9
Zoning R-G
HOA Fees 100.00
HOA Fees Freq. ANN

Listing Details

Listing Office PREP Realty

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