

\$550,095 - 169 Heirloom Way Se, Calgary

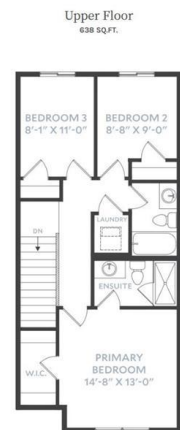
MLS® #A2127018

\$550,095

3 Bedroom, 3.00 Bathroom, 1,406 sqft
Residential on 0.05 Acres

Rangeview, Calgary, Alberta

Here is an exciting opportunity to purchase a brand new Heirloom Street townhome by Baywest Homes in the popular community of Rangeview. Introducing 'The Viola B' model, this home features an Arts & Crafts Farmhouse-inspired exterior and stunning interior with finishings selected by a professional interior designer. You'll find this layout perfectly suited for today's growing family, with an open concept throughout the main floor boasting 9-foot ceilings. Highlights of the main floor include hardwood-inspired LVP floors, quartz countertops, a stainless steel appliance package, plenty of cabinets and counterspace, plus a spacious island with an eating bar. The living room, located at the front of the home, features large sunny windows. Just off the dining room, the mudroom and backdoor lead to the yard and single detached oversized garage out back. There is a half bath located on the main level. Let's head upstairs, where you will find 3 bedrooms, 2 bathrooms, and the laundry. The primary bedroom is generously sized and has its own 3-piece ensuite bathroom with a large shower. The remaining two bedrooms are located at the rear of the home and also share a full bathroom. There is a full undeveloped basement which can lend itself to another bedroom, bathroom, family room, and storage. Rangeview is Calgary's First Garden-to-Table Community, designed to inspire living through food celebration. The



walkable streets, open spaces, and gardens are becoming vibrant gathering places for neighbors to connect. Residents can walk, jog, or cycle on the network of pathways that weave through the community’s linear park system. Future plans include 23+ acres of reconstructed wetlands and ponds, creative playground areas, outdoor classrooms, interpretive areas, and much more. Residents will collaborate to bring life to Rangeview’s food-producing and pollinator gardens, orchards, and greenhouse. Market Square will be Rangeview’s community hub for gathering, connecting, and sharing—an inviting area for community events, food markets, and celebrations with open lawns and playgrounds. There is even an Urban Village planned with restaurants, boutiques, and services.

Built in 2024

Essential Information

MLS® #	A2127018
Price	\$550,095
Sold Price	\$553,770
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,406
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	169 Heirloom Way Se
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Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2B6

Amenities

Amenities	Community Gardens, Park, Picnic Area, Playground
Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 28th, 2024
Days on Market	47
Zoning	R-CG
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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