

\$579,000 - 121 Heirloom Way Se, Calgary

MLS® #A2202446

\$579,000

3 Bedroom, 3.00 Bathroom, 1,365 sqft
Residential on 0.04 Acres

Rangeview, Calgary, Alberta

Looking for a beautifully appointed street townhome in South Calgary with no condo fees? This stunning 3-bedroom, 2.5-bathroom home in the peaceful community of Rangeview offers the perfect blend of comfort, style, and convenience. Ideally located near South Health Campus, Calgary Public Library, Spruce Meadows, Southcentre Mall, and a variety of restaurants, this home is a must-see! Designed to maximize natural light, this townhome features a south-facing, level, and fenced backyard, flooding the space with sunshine. The double-detached garage adds convenience and extra storage. Inside, the modern neutral grey palette with crisp white trim and gleaming laminate flooring creates a fresh, contemporary feel. Main Floor: 9-ft ceilings enhance the sense of space. An open-concept layout seamlessly connects the living, dining, and kitchen areas. A stylish kitchen with cabinetry accented by crown molding, a chic backsplash, generous storage, and ample counter space. Large windows invite in abundant natural light. Upper Level: 3 spacious bedrooms, including a luxurious primary suite. The primary bedroom retreat boasts a 4-piece ensuite with an undermount sink and a walk-in closet. A second full bathroom and a convenient upstairs laundry room complete this level. Bonus Features: Unfinished basement – a blank canvas for your personal touch! Fronting onto a park, providing a fantastic space for kids to play all day. This home offers exceptional value in a



sought-after community. Don't miss out—check out the virtual tour and experience the charm for yourself. I'd love to give you a personal tour of this incredible property!

Built in 2023

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2202446 |
| Price | \$579,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,365 |
| Acres | 0.04 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 121 Heirloom Way Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0H3 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, See Remarks |
|-------------------|--|

| | |
|--------------|--|
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Lighting, Playground |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 19 |
| Zoning | R-Gm |
| HOA Fees | 534 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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