

# \$679,900 - 32 Heirloom Crescent Se, Calgary

MLS® #A2221248

**\$679,900**

3 Bedroom, 4.00 Bathroom, 1,538 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to your dream home in Rangeview  
â€“ Calgaryâ€™s first garden-to-table  
community!

This beautifully upgraded 3-bedroom,  
3.5-bathroom two-storey home blends modern  
elegance with community-focused living.  
Ideally situated in the heart of  
Rangeviewâ€™s sought-after Pond District, it  
offers the perfect balance of comfort, style,  
and convenience.

From the moment you arrive, the charming  
west-facing covered front porch invites you to  
unwind and take in the sunset. Inside,  
youâ€™ll be greeted by a bright, open layout  
featuring a chef-inspired kitchen with upgraded  
stainless steel appliances, designer lighting,  
and an eat-up island thatâ€™s perfect for  
entertaining. Just off the main living space is a  
pocket office that provides a quiet and efficient  
work-from-home solution. The cozy living room  
centers around a fireplace with a custom tile  
surround, creating a striking focal point that  
exudes warmth and style.

Upstairs, youâ€™ll find two generously sized  
bedrooms, each with its own private ensuite,  
offering privacy and comfort for everyone. A  
bonus room provides additional living space,  
while the conveniently located laundry room  
adds everyday functionality.

The fully finished basement expands your



living options with a third bedroom, full bathroom, and a stylish wet bar—ideal for hosting guests, accommodating teenagers, or creating a personalized retreat. Thoughtful upgrades such as closet organizers, a professionally landscaped and fenced yard, a BBQ gas line, and elegant upgraded lighting throughout the home enhance both beauty and function.

Living in Rangeview means embracing a lifestyle centered around sustainability, community, and connection. As Calgary’s first garden-to-table neighborhood, you’ll enjoy access to two community greenhouses, scenic walking paths, and a vibrant Pond District perfect for peaceful strolls and outdoor enjoyment. The community also features shared gardens, seasonal events, and gathering spaces that foster a strong sense of neighborhood spirit. Located close to shops, schools, services, and dining, and with quick access to major routes like Stoney Trail and Deerfoot Trail, commuting and daily errands are made easy.

This is more than just a home—it’s a lifestyle. Book your private showing today and experience all that this incredible Rangeview property has to offer.

Built in 2023

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2221248  |
| Price          | \$679,900 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,538     |
| Acres          | 0.06      |

|            |             |
|------------|-------------|
| Year Built | 2023        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 32 Heirloom Crescent Se |
| Subdivision | Rangeview               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3S 0H1                 |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Clubhouse, Community Gardens, Park   |
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Electric, Living Room, Tile                                                                                                     |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 8              |
| Zoning         | R-G            |
| HOA Fees       | 508            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.