

# \$589,000 - 95 Heirloom Boulevard Se, Calgary

MLS® #A2239670

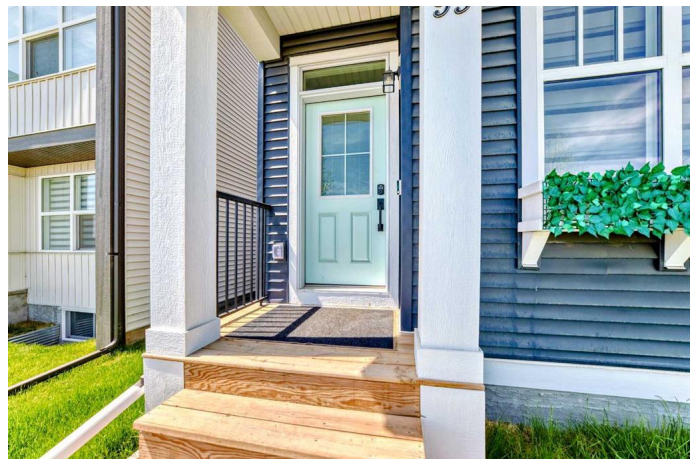
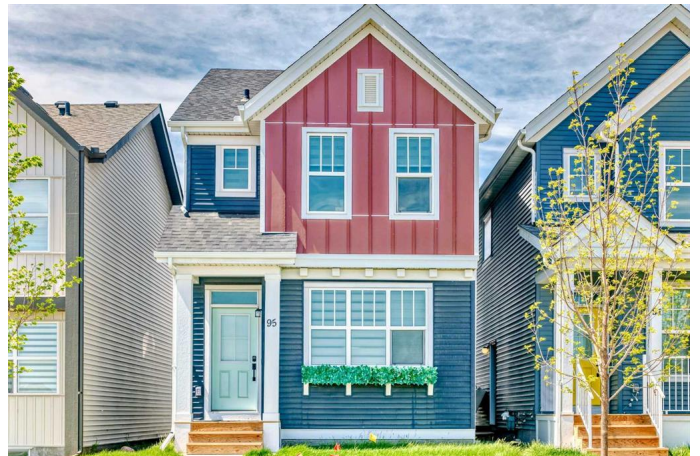
**\$589,000**

3 Bedroom, 3.00 Bathroom, 1,538 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to your dream home in the vibrant and family-friendly community of Rangeview, SE Calgary! This beautifully designed detached home, built in 2024, offers 1,537.6 square feet of contemporary style and practical living space. Step inside to discover 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully laid-out open-concept main floor that's perfect for both everyday living and entertaining. The bright and airy kitchen features extended cabinets, quartz countertops (also UPGRADED in ALL bathroom sinks), a garbage pullout cabinet, and an UPGRADED FRIDGE with a water and ice dispenser. You'll also love the ALL NEW SET OF BLINDS—including those for the doors—that enhance both privacy and style. The living room is equipped with a BUILT-IN HARD BOX for seamless TV mounting. Upstairs, you'll find a primary bedroom with a private bathroom and walk-in closet, along with two additional bedrooms and a full bath. A convenient upper-level laundry room adds to the home's functional design. Notable upgrades include CENTRALIZED AIR CONDITIONING, an EXTENDED WINDOW on the staircase that floods the space with natural light, and an ADDITIONAL WINDOW in the main floor office—creating an inspiring and well-lit workspace. Step outside to enjoy outdoor living on your private back deck, ideal for summer BBQs, morning coffee, or relaxing evenings. SMART HEATING AND COOLING CONTROLS, easily managed via mobile app,



offer year-round comfort and energy efficiency. Located in the growing community of Rangeview, known for its parks, pathways, and family-focused amenities, this is a perfect place to call home. Don't miss your chance to own a modern, upgraded home in one of Calgary's most promising new neighborhoods!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239670    |
| Price          | \$589,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| 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     | 95 Heirloom Boulevard Se |
| Subdivision | Rangeview                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3S 0H2                  |

**Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | None                                  |
| Parking   | Alley Access, Off Street, See Remarks |

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage       |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | Central Air                                                                            |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 13              |
| Zoning         | R-G             |
| HOA Fees       | 523             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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