



GRASSROOTS
REALTY GROUP

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7153 Rangeview Avenue SE
Calgary, Alberta

MLS # A2243602



\$535,000

Division:	Rangeview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Discover the Talo by Rohit Homes, a well-designed NO CONDO FEE townhome in Heartwood, Calgary's newest master-planned community. Thoughtfully crafted for modern living, this home offers exceptional value with full front and back landscaping, a detached double garage, and a separate side entry to the unfinished basement, providing future development potential or added flexibility. The main floor features an open-concept layout centered around a nearly 10-foot kitchen island that is perfect for everyday meals or hosting friends. A bright living and dining area, built-in rear entry bench, and discreet powder room add both style and function. Upstairs, the primary bedroom is a private retreat with a walk-in closet and its own ensuite. Two additional bedrooms, a full bath, a flexible central flex area, and upper floor laundry provide space for families, guests, or remote work. Finished in the Neoclassical Revival palette, this home showcases timeless design, cohesive finishes, and thoughtful architectural details throughout. This home also comes with the full new home warranty program for peace of mind, including 1 year on materials and labour, 2 years on delivery systems, 5 years on the building envelope, and up to 10 years on structural coverage. Located in a growing southeast community just minutes from the South Health Campus, Seton YMCA, Calgary Public Library, and surrounded by future schools, parks, and trails, Heartwood delivers the convenience and connection buyers are looking for. Visit our showhome at 84 Heartwood Lane SE to learn more about this and other available homes!