



GRASSROOTS
REALTY GROUP

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64 Bartlett Way SE
Calgary, Alberta

MLS # A2249929



\$629,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Zero Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		

Inclusions: N/A

SOME HOMES ARE BUILT TO HOUSE YOU. OTHERS ARE BUILT TO GROW WITH YOU. AT 64 BARTLETT WAY SE, YOU'LL FIND A HOME THAT DOES BOTH—with purposeful design, meaningful flexibility, and a setting that's unlike anything else in Calgary. Located in Rangeview by Section 23—Calgary's first GARDEN-TO-TABLE community—this 3-bedroom, 2.5-bath Leonard model from Homes by Avi offers 1,608 SQ FT of warm, functional living space on a SUN-DRENCHED CORNER LOT just STEPS FROM FUTURE COMMUNITY GARDENS, orchards, and a farmers' market. Inside, the OPEN-CONCEPT MAIN FLOOR was made for connection. The kitchen features QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a CENTRAL ISLAND that anchors the space—whether you're hosting friends or helping with homework. The adjacent dining area fits a full-size table, and the sunlit living room has space to gather, unwind, and just breathe. Near the front door, a main floor POCKET OFFICE adds a layer of calm to the chaos—perfect for work-from-home days or creative side hustles. Out back, the 10' X 10' DECK extends your living space outdoors, while the 20' X 20' DOUBLE DETACHED GARAGE offers secure parking and extra storage. Upstairs, the master bedroom is a space to exhale, complete with a WALK-IN CLOSET and a MODERN ENSUITE featuring quartz finishes and a sleek, minimal palette. Two more bedrooms, a full 3-piece bathroom, and an UPPER-FLOOR LAUNDRY ROOM make daily routines easier, while the BONUS ROOM provides the flexible space every household needs—think yoga, movie marathons, or a cozy reading corner. Looking ahead? A SEPARATE SIDE ENTRANCE gives you the freedom to develop a lower-level living area

with private access—ideal for multigenerational households, nanny quarters, or future guests. And because this is a MOVE-IN READY home, YOU CAN START WRITING YOUR NEXT CHAPTER RIGHT AWAY. Life in Rangeview is built around food, family, and meaningful community—where neighbours know each other, gardens grow together, and the shared spaces make everyday life feel just a little richer. DESIGNED WITH SUSTAINABILITY AND CONNECTION AT ITS CORE, Rangeview offers an urban agricultural lifestyle rooted in authenticity and forward-thinking design. Kitchen appliances are included, and will be installed prior to possession. If you've been looking for more than just a place to live—something intentional, inspiring, and full of potential—this home is ready for you. This one won't wait around—book your showing today!