



GRASSROOTS
REALTY GROUP

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7173 Rangeview Avenue SE
Calgary, Alberta

MLS # A2261114



\$499,900

Division:	Rangeview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	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

Welcome to the Talo by Rohit Homes, a stylish townhome in Calgary's new master-planned community of Heartwood. Offering no condo fees, full front and rear landscaping, and a detached double garage, this home delivers exceptional value for first-time buyers, young families, and investors alike. The main floor is designed for modern living, with an open-concept layout and a nearly 10-foot kitchen island that's perfect for entertaining or casual family meals. A bright living and dining area flows naturally from the kitchen, while a built-in bench at the rear entry and a convenient powder room add thoughtful functionality. Upstairs, the private primary suite includes a walk-in closet and ensuite bathroom. Two additional bedrooms, a full bathroom, and a versatile flex space provide room for a home office or reading nook, while upstairs laundry adds everyday convenience. Finished in the Neoclassical Revival palette, this home offers timeless style with upgraded finishes, elegant lighting, and architectural details that create a polished, cohesive look throughout. Located in Heartwood, Calgary SE, this community is designed for connection and convenience, with future schools, parks, and trails just steps from your door. You'll also be only minutes away from the South Health Campus, Seton YMCA, Calgary Public Library, and vibrant shopping and dining in Seton. For peace of mind, this home is backed by the Alberta New Home Warranty program: 1 year on materials and labour, 2 years on delivery systems, 5 years on the building envelope, and 10 years on structural coverage. The Talo combines style, functionality, and unbeatable value in one of Calgary's most exciting new communities. Book your private showing today and see why Heartwood is the perfect place to call home!

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