



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**7133 Rangeview Avenue SE
Calgary, Alberta**

MLS # A2271001



\$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: | 0.06 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

Introducing the Talo by Rohit Homes, a thoughtfully designed NO CONDO FEE townhome in Heartwood, Calgary's newest southeast community. This home offers exceptional value with full front and rear landscaping already completed, a double detached garage, and a separate side entrance leading to the unfinished basement. The setup gives you flexibility for future development or additional living options. The main floor is planned for comfortable everyday living. A nearly 10-foot kitchen island anchors the open-concept layout and creates a natural gathering space for meals or hosting. The bright living and dining areas feel welcoming, while the built-in bench at the rear entry and the powder room tucked off to the side keep things functional and organized. On the upper level, the primary bedroom has its own walk-in closet and ensuite. Two additional bedrooms, a full bathroom, a central flex area, and upper-floor laundry provide the space families and professionals need. The home is finished in the Neoclassical Revival interior palette. This curated design style brings timeless tones, classic details, and coordinated finishes that give the home a refined and cohesive look throughout. Heartwood is a growing community in Calgary's southeast with quick access to South Health Campus, Seton YMCA, Calgary Public Library, and nearby shopping and dining. Future schools, parks, and pathways will continue to enhance the area as it develops. Visit our showhome at 84 Heartwood Lane SE to learn more about available homes in Heartwood.