242 Heartwood Parade SE
Calgary, Alberta

MLS # A2274395

$484,900

Division:	Rangeview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,506 sq.ft.	**Age:**	2026 (-1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Parking Pad		
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: na

Welcome to The Talo by Rohit Homes in Heartwood, offering one of the best values in the community with NO CONDO FEES, rear parking pad with alley access, full appliance package, and full New Home Warranty coverage. This well-designed interior townhome features a bright, open-concept main floor built for modern living. The kitchen is the true centerpiece, highlighted by a nearly 10-foot island and a full stainless steel appliance package, including fridge, stove, built-in microwave, and dishwasher. Practical details like a built-in rear entry bench and discreet powder room add everyday functionality without sacrificing style. Upstairs, the private primary suite includes a walk-in closet and ensuite, while two additional bedrooms, a full bathroom, a central flex area, and upper-floor laundry complete the level with excellent flow and functionality. The home is finished in the timeless Neoclassical Revival color palette, which includes upgraded lighting and mirrors throughout, all included. The unfinished basement offers future development potential to suit your needs. Located in Calgary’s growing master-planned community of Heartwood, just minutes from South Health Campus, Seton YMCA, and the public library, with future schools, parks, and pathways planned nearby. A rare opportunity to secure one of the strongest values in the neighborhood.