



**43 Blue Heron Parade SE  
Calgary, Alberta**

**MLS # A2293323**



**\$537,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,449 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Outside, Parking Pad, Unpaved		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

STARTING OUT IN REAL ESTATE IS A LOT MORE FUN WHEN THE HOUSE IS ALREADY THINKING A FEW STEPS AHEAD. This Finley model from Homes by Avi keeps things efficient in the best possible way. At 1,449 SQ FT ABOVE GRADE, the layout focuses on the spaces you actually use instead of padding the floor plan with rooms that sound good on paper but rarely earn their keep. The main floor is centred around a kitchen designed for real daily life. QUARTZ COUNTERTOPS, 42" UPPER CABINETRY, a CHIMNEY HOOD FAN, and a BUILT-IN MICROWAVE keep the space functional and clean-lined, while the island becomes the natural landing spot for coffee, laptops, groceries, and the conversations that happen in between. The dining and living areas flow easily from there, creating a main floor that feels open without wasting square footage. Upstairs keeps the same practical approach. Three bedrooms, two full bathrooms, and upper laundry give the home a layout that works the way most households actually live. The PRIMARY BEDROOM includes a WALK-IN CLOSET and PRIVATE ENSUITE, while the secondary bedrooms offer flexibility for family, guests, or a dedicated home office. Where this home quietly sets itself apart is downstairs. The 'BASEMENT WITH A SEPARATE SIDE ENTRY is already set up for the future with plumbing rough-ins, laundry rough-ins, and a bar sink rough-in in place. Behind the scenes, the mechanical planning goes even further with 200-AMP ELECTRICAL SERVICE, an EV CHARGER ROUGH-IN, and a SOLAR CONDUIT running from the mechanical room to the attic—infrastructure decisions that make a home far more capable over time. Outside, a REAR DECK and TWO-CAR PARKING PAD off the lane keep things simple and functional today while leaving room for whatever the

next phase looks like. Set in Rangeview, a southeast Calgary community planned around tree-lined pathways, connected parks, and calm residential streets, with quick access to Seton, Mahogany, Deerfoot Trail, and Stoney Trail. If you're stepping into the market for the first time—or looking for a property that makes long-term sense as a rental—this one is worth seeing in person. Ready to call home in April! • PLEASE NOTE: Photos are of a DIFFERENT of the same model — fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.