



**78 Heirloom Passage SE
Calgary, Alberta**

MLS # A2295904



\$399,900

Division:	Rangeview		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,168 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.01 Acre		
Lot Feat:	Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Storage, Wired for Data		
Inclusions:	N/A		

A DOUBLE TANDEM ATTACHED GARAGE SETS THE TONE—THIS 3-STOREY TOWNHOME FOLLOWS THROUGH. This is the Iris model at Poppy in Rangeview—3 storeys that split living, sleeping, and entry exactly where you want them. The garage gives you two-car parking without the usual outdoor shuffle, plus enough STORAGE SPACE to keep the rest of the home from carrying the load. You also get a proper PRIVATE ENTRY instead of that awkward “straight into the living room” situation. Then the whole middle level opens up: BRIGHT KITCHEN, OPEN DINING, COMFORTABLE LIVING SPACE, a powder room exactly where it should be, and a full-width balcony with a BBQ gas line that makes summer dinners a very easy habit to start. Upstairs, BOTH BEDROOMS HAVE THEIR OWN FULL BATHROOMS, which changes everything. Roommate, guest, older child, single parent, investor—Laundry is up here too, where the clothes actually live. Revolutionary. The finish palette is clean and current - QUARTZ SURFACES, classic kitchen backsplash, 42" UPPER CABINETS, VINYL PLANK in all the right places, and a light, modern look that will age well. Better still, this is LOW-MAINTENANCE OWNERSHIP, so you get the benefits of a newer home without spending your weekends worrying about exterior upkeep. Poppy in Rangeview is built around connection—COMMUNITY GARDENS, PARKS, OPEN GREEN SPACE, and GATHERING PLACES that actually get used. Just a short walk away, Harvest Hall is planned as the heart of Market Square—a four-season indoor and outdoor space for resident events, casual meetups, and the kind of neighbourhood life people say they want but rarely find. December 2026 possession means no panic moves, no rushed decisions—just time to get

everything lined up and walk into your new place when it's ready. If you've been waiting for a townhouse that does MORE than just check boxes, this one deserves a closer look. Wander down and take in the Rangeview community to learn more. •
PLEASE NOTE: Photos are of a SHOWHOME of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.