

# \$599,900 - 80 Heirloom Drive Se, Calgary

MLS® #A2204547

**\$599,900**

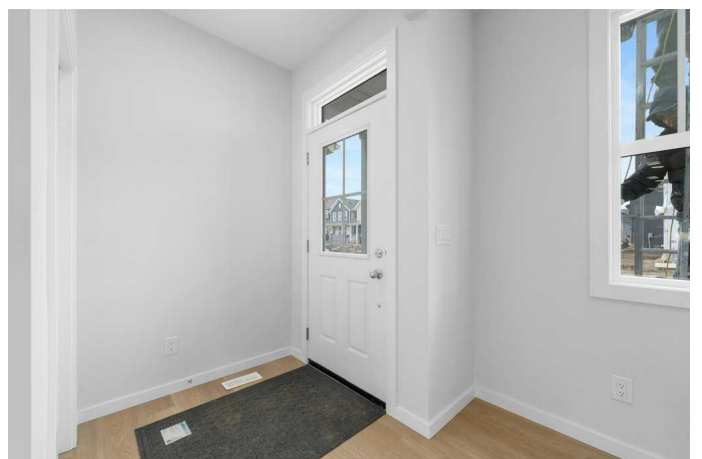
3 Bedroom, 3.00 Bathroom, 1,539 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Discover this stunning extensively upgraded new-build home in the vibrant, up-and-coming community of Rangeview—a unique garden-to-table neighborhood with future parks, playgrounds, schools, and community gardens featuring side entrance, 3 bedrooms, a bonus area, a small office at the main floor and a lot more to explore.. Thoughtfully designed, this 1,539 sq. ft. single-family lane home blends modern luxury with practical functionality, making it ideal for first-time buyers. The open-concept floor plan features a side entrance, 3 bedrooms, 2.5 bathrooms, a den, and a bonus room. The elevated kitchen is a standout, boasting a large center island with a flush eating bar, stainless steel appliances, and a sleek slide-in smooth-top range. It flows seamlessly into the spacious dining area, overlooking the bright and inviting Great Room. Upstairs, a generous bonus room leads to two bedrooms, a full bath, a convenient second-floor laundry, and the primary suite with a walk-in closet and a 3-piece ensuite. The lower level includes a 3-piece rough-in for future customization?, featuring side entrance and 2 large windows. Conveniently located minutes from South Campus Hospital, the YMCA, shopping, dining, entertainment, and more!

Built in 2025

## Essential Information



MLS® #	A2204547
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,539
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	80 Heirloom Drive Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0K8

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Up To Grade

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	15
Zoning	R-G

### **Listing Details**

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.