

# \$499,900 - 7109 Rangeview Avenue Se, Calgary

MLS® #A2194151

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,506 sqft  
Residential on 0.05 Acres

Rangeview, Calgary, Alberta

Discover the Talo in Heartwood by Rohit Communities Located in Heartwood, Calgaryâ€™s newest master-planned community, the Talo offers a perfect blend of modern design and everyday functionality. With easy access to South Health Campus, North Americaâ€™s largest YMCA, and a variety of shopping and dining options, this community is built for convenience and connection. This pre-construction home features a thoughtfully designed layout, ideal for entertaining and daily living. The main floor boasts an oversized kitchen island spanning nearly 10 feet, perfect for meal prep and casual dining. The kitchen flows into a bright dining and living area, while a built-in bench at the rear entry provides a stylish mudroom space. A tucked-away powder room adds extra convenience. Upstairs, the primary suite offers a walk-in closet and a private ensuite. Two additional bedrooms share a full bath, and a flex room can be used as an office, playroom, or cozy retreat. The upper floor laundry makes everyday tasks effortless. Designed by award-winning designer Louis Duncan-He, the Taloâ€™s interiors feature custom lighting and designer mirrors creating a sophisticated and stylish atmosphere. Set in a community surrounded by walking trails, parks, wetlands, and future schools and commercial spaces, the Talo is perfect for families, first-time buyers, and investors. Donâ€™t miss your chance to call Heartwood home!



Built in 2025

## Essential Information

MLS® #	A2194151
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	7109 Rangeview Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0G9

## Amenities

Parking Spaces	1
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	38
Zoning	RG

### **Listing Details**

Listing Office	eXp Realty
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