

7173 Rangeview Avenue SE
Calgary, Alberta

MLS # A2236070

\$525,000

Division:	Rangeview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	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: N/A

Explore the Talo by Rohit Homes, a beautifully designed townhome located in the heart of Heartwood, Calgary's newest master-planned community. With no condo fees, full landscaping, and a detached double garage included, this home offers outstanding value for first-time buyers, young families, or investors. The layout is open and welcoming, centered around a nearly 10-foot kitchen island that is ideal for casual meals or entertaining. The main floor also features a bright living and dining area, a built-in bench at the rear entry, and a discreet powder room for added functionality. Upstairs, you'll find three comfortable bedrooms, including a private primary suite with a walk-in closet and its own ensuite. A flex space provides room for a home office or reading nook, and upstairs laundry adds convenience to your everyday routine. Finished in the Neoclassical Revival palette, this home showcases timeless design with elevated finishes, modern lighting, and elegant architectural details that bring a polished, cohesive feel throughout. Set just minutes from the South Health Campus, the Seton YMCA, Calgary Public Library, and surrounded by future schools, parks, and trails, Heartwood is designed for connected, convenient living. This home also comes with the full new home warranty program for peace of mind, including 1 year on materials and labour, 2 years on delivery systems, 5 years on the building envelope, and up to 10 years on structural coverage. Come see what makes the Talo a place you'll truly feel at home!