

\$659,900 - 51 Heirloom Boulevard Se, Calgary

MLS® #A2256565

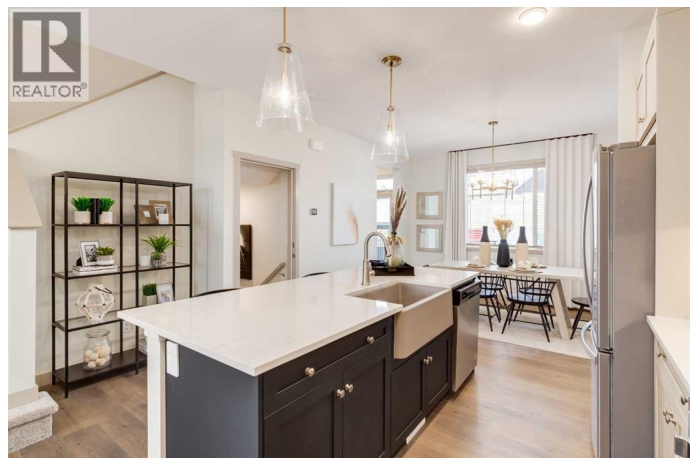
\$659,900

4 Bedroom, 4.00 Bathroom, 1,472 sqft

Single Family on 0.06 Acres

Rangeview, Calgary, Alberta

A CURRENT SHOWHOME READY FOR ITS FIRST OWNER IN CALGARY'S FIRST GARDEN-TO-TABLE COMMUNITY, this Homes by Avi Alexander model balances thoughtful design with everyday ease—and it's ready to live beautifully from the very first day. RANGEVIEW BY SECTION 23 IS BUILT DIFFERENTLY. Instead of cul-de-sacs and token parks, it offers ORCHARDS, GARDEN PLOTS, AND HARVEST FESTIVALS that bring neighbours together. Life here starts before you even reach the porch. And this home? It was designed to match that same sense of connection. The FULL-WIDTH FRONT PORCH sets the tone, giving the exterior presence and the main floor an anchor. Step inside to 9' ceilings and a living room centered on a fireplace wall with mantle and TV niche. Quartz counters run throughout, and the kitchen's SILGRANIT APRON-FRONT SINK, full-height cabinetry, and gas rough-in for the range keep it both polished and practical. Dining and lounge areas stay open and connected, while a 10' X 10' REAR DECK with its own BBQ line extends life outside. Upstairs, three bedrooms and laundry land exactly where family life needs them. The primary retreat adds a walk-in closet and ensuite, while two additional bedrooms share a full bath—keeping mornings calm even when everyone's on the move. Across the main and upper levels, the residence totals 1,472 sq. ft. of bright, functional living. And then



thereâ€™s the lower level: A SELF-CONTAINED, LEGAL DWELLING with its own kitchen, bedroom, and bath. With 9â€™ foundation walls, quartz counters, 30â€• upper cabinets, and a SEPARATE SIDE ENTRANCE, itâ€™s designed to live independently. TWO FURNACES, TWO A/C UNITS, and a sub-panel make it as capable as the main home above. Whether it becomes a private place for in-laws, independence for teenagers or university-aged kids, or a source of rental income, the options are wide open. Practical upgrades are already in place: a REAR DOUBLE DETACHED GARAGE, SPRINKLER SYSTEM for the yard, 200-amp electrical service, and an 80-GALLON HOT WATER T ANK. Add it all together and you have 1,948 SQ. FT. OF FINISHED LIVING SPACEâ€”a versatile home that offers both togetherness and autonomy under one roof. In Rangeview by Section 23, neighbours swap zucchinis, kids grow up with dirt under their nails, and homes are built to support more than one way of living. This home delivers on all of it: family-friendly, flexible, and future-ready. Book a showing, walk the gardens, then step insideâ€”this one connects the dots immediately. (id:6289)

Built in 2022

Essential Information

Listing #	A2256565
Price	\$659,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,472
Acres	0.06
Year Built	2022
Type	Single Family

Sub-Type Freehold

Community Information

Address 51 Heirloom Boulevard Se
Subdivision Rangeview
City Calgary
Province Alberta
Postal Code T3S0G9

Amenities

Amenities Park, Playground, Schools, Shopping, Recreation Centre
Features See remarks, Back lane, Level, Gas BBQ Hookup, Parking
Parking Spaces 2
Parking Detached Garage
of Garages 2

Interior

Appliances Refrigerator, Range - Gas, Dishwasher, Microwave Range Hood
Combo, Window Coverings, Washer/Dryer Stack-Up
Heating Natural gas Forced air, Other
Cooling Central air conditioning, Fully air conditioned
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes
Basement Separate entrance, Suite

Exterior

Exterior Aluminum siding, Composite Siding, Vinyl siding
Exterior Features Landscaped, Underground sprinkler
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office CIR Realty



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Listing information last updated on October 15th, 2025 at 9:01am PDT