

# \$565,000 - 7153 Rangeview Avenue Se, Calgary

MLS® #A2243602

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,506 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Discover the Talo by Rohit Homes, a well-designed NO CONDO FEE townhome in Heartwood, Calgary's newest master-planned community. Thoughtfully crafted for modern living, this home offers exceptional value with full front and back landscaping, a detached double garage, and a separate side entry to the unfinished basement, providing future development potential or added flexibility. The main floor features an open-concept layout centered around a nearly 10-foot kitchen island that is perfect for everyday meals or hosting friends. A bright living and dining area, built-in rear entry bench, and discreet powder room add both style and function. Upstairs, the primary bedroom is a private retreat with a walk-in closet and its own ensuite. Two additional bedrooms, a full bath, a flexible central flex area, and upper floor laundry provide space for families, guests, or remote work. Finished in the Neoclassical Revival palette, this home showcases timeless design, cohesive finishes, and thoughtful architectural details throughout.

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. Located in a growing southeast community just minutes from the South Health Campus, Seton YMCA, Calgary Public Library, and surrounded by future schools, parks, and trails, Heartwood delivers the convenience and



connection buyers are looking for. Visit our showhome at 84 Heartwood Lane SE to learn more about this and other available homes!

Built in 2025

### Essential Information

MLS® #	A2243602
Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7153 Rangeview Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0R2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, 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	August 6th, 2025
Days on Market	23
Zoning	RG

### **Listing Details**

Listing Office	eXp Realty
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