

# \$859,900 - 94 Heartwood Villas Se, Calgary

MLS® #A2249222

## \$859,900

6 Bedroom, 4.00 Bathroom, 2,305 sqft  
Residential on 0.07 Acres

Rangeview, Calgary, Alberta



Trico Homes, the heart of home building. Find your ideal home in your favourite community in Calgary & Surrounding Area. The Concord offers 2,305 sq ft of open-concept living with a main-floor bedroom and full bath, plus a 2-bedroom legal suite—ideal for extended family. Upstairs, three secondary bedrooms each feature a walk-in closet, along with a shared bath, laundry, and a luxurious primary bedroom with a walk-in closet and 5-piece ensuite. A central bonus room provides space for relaxation or entertainment. Upgrades include engineered hardwood, 9-ft ceilings, 42-inch upper cabinets, LED pot lights, knockdown ceilings, and modern fixtures. Located in Heartwood, a southeast Calgary community with tree-lined streets, walking paths, green spaces, and future amenities. Photos are representative.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249222  |
| Price          | \$859,900 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,305     |
| Acres          | 0.07      |
| Year Built     | 2025      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 94 Heartwood Villas Se |
| Subdivision | Rangeview              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3S 0R4                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator                                        |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Electric, Insert                                                                           |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full, Suite                                                                      |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Awning(s)                                                                               |
| Lot Description   | Back Yard, Landscaped, Level, Low Maintenance Landscape, Street Lighting, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Cement Fiber Board, Stone, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 60                |
| Zoning         | R-G               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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.