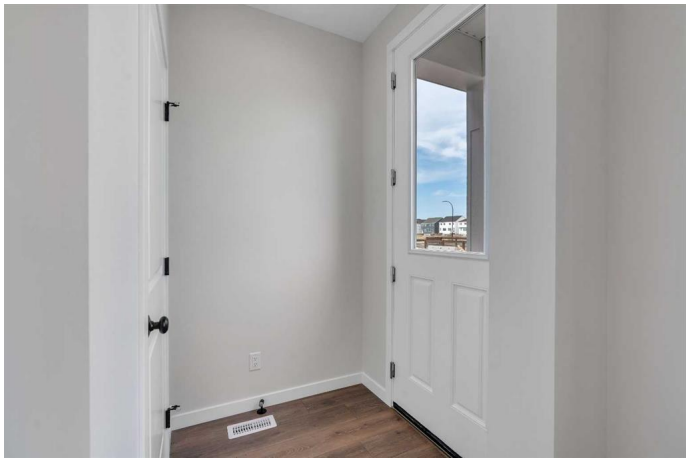
$549,800 - 225 Heirloom Way Se, Calgary

MLS® #A2203874

$549,800

3 Bedroom, 3.00 Bathroom, 1,349 sqft
Residential on 0.05 Acres

Rangeview, Calgary, Alberta



Welcome to 225 Heirloom Way SE, an exciting opportunity to purchase a brand new Heirloom Street townhome by Baywest Homes in the highly sought-after community of Rangeview. Presenting The Viola A model, this home offers a charming farmhouse-inspired exterior and an elegant interior featuring finishes handpicked by a professional interior designer. The layout is designed with the modern family in mind, offering an open concept on the main floor with 9-foot ceilings throughout. The main floor is highlighted by beautiful hardwood-inspired LVP floors, a gallery-style kitchen with quartz countertops, a sleek stainless steel appliance package, abundant cabinetry and counter space, and a spacious island with an eating bar. The living room, situated at the front of the home, is bright and airy with large, sunny windows. Just off the dining room, the mudroom and backdoor lead out to a private backyard and an oversized single detached garage. A half bath completes the main level. Upstairs, youâ€™ll find 3 bedrooms, 2 bathrooms, and convenient laundry. The generously-sized primary bedroom includes its own 3-piece ensuite with a large shower. The remaining two bedrooms are located at the back of the home and share a full bathroom. The home also features an undeveloped basement, offering ample space for future development, including additional bedrooms, a bathroom, family room, or storage. This townhome is an end unit, offering the added benefit of a side door, and

boasts a private South-facing backyard. It is ideally located across from the new community greenhouse and fronts onto the future community gardens. You wonâ€™t want to miss this one, as itâ€™s one of the final opportunities to own a property directly across from the upcoming greenhouse. Additional inclusions are the front landscaping, designer-curated palette with upgraded finishes at no extra cost. The builder also includes one side of fencing for your private backyard. Rangeview is Calgaryâ€™s first Garden-to-Table Community, thoughtfully designed to inspire food-centered living. With walkable streets, open spaces, and vibrant gardens, itâ€™s the perfect environment for neighbors to gather and connect. Residents can enjoy walking, jogging, or cycling through the communityâ€™s network of pathways and linear parks. Future plans include over 23 acres of reconstructed wetlands and ponds, creative playgrounds, outdoor classrooms, interpretive areas, and more. The food-producing gardens, orchards, and greenhouse will bring residents together to celebrate food and nature. The heart of Rangeview will be the Market Square, a lively space for community events, food markets, and celebrations, complete with open lawns and playgrounds. Plans for an Urban Village with restaurants, boutiques, and services will enhance the sense of community. **Photos are of the Showhome and may not exactly represent the finished product.

Built in 2025

Essential Information

MLS® #	A2203874
Price	$549,800
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,349
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	225 Heirloom Way Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H2

Amenities

Amenities	Community Gardens, Picnic Area, Playground, Park
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	184
Zoning	R-CG
HOA Fees	495
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First

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.