

\$659,900 - 64 Bartlett Way Se, Calgary

MLS® #A2216296

\$659,900

3 Bedroom, 3.00 Bathroom, 1,608 sqft
Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to 64 Bartlett Way SE, a showstopper on its corner lot in Calgary's first-of-its-kind garden-to-table community, Rangeview. This brand-new Leonard model from Homes by Avi offers 1,608 sq ft of smart, stylish living with 3 bedrooms, 2.5 bathrooms, and a layout that balances everyday comfort with thoughtful design.

Step inside to an open-concept main floor that's made for entertaining, with quartz countertops, stainless steel appliances, and a large central island that anchors the space. A built-in pocket office keeps workdays productive without encroaching on your living areas, and the 10' x 10' rear deck is the perfect spot for sunny morning coffee or evening BBQs.

Upstairs, the primary bedroom serves as a calm retreat with its own walk-in closet and a sleek ensuite with quartz finishes. Two additional bedrooms, a full bathroom, and upper-floor laundry make for easy family living, while the versatile bonus room is ready for whatever you need—playroom, home theatre, or your own creative space.

The separate side entrance offers flexibility for future development of private lower-level accommodations—perfect for multigenerational living or added personal space. A 20' x 20' detached garage completes the package, giving you secure parking and



extra storage.

With immediate possession available, thereâ€™s no waitingâ€”just move in and start enjoying life in Rangeview, where community gardens, green spaces, and a future farmerâ€™s market are all part of the neighbourhood vision. This is more than just a homeâ€”itâ€™s a lifestyle rooted in connection, comfort, and forward-thinking design.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216296 |
| Price | \$659,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,608 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 64 Bartlett Way Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0P2 |

Amenities

| | |
|-----------|---|
| Amenities | Community Gardens, Park, Playground, Recreation Facilities, Picnic Area |
|-----------|---|

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data |
| Appliances | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator |
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, None |
| Lot Description | Back Lane, Back Yard, Corner Lot, Front Yard, Close to Clubhouse, Zero Lot Line |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame, Metal Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 2 |
| Zoning | R-G |
| HOA Fees | 500 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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