

\$525,000 - 7173 Rangeview Avenue Se, Calgary

MLS® #A2236070

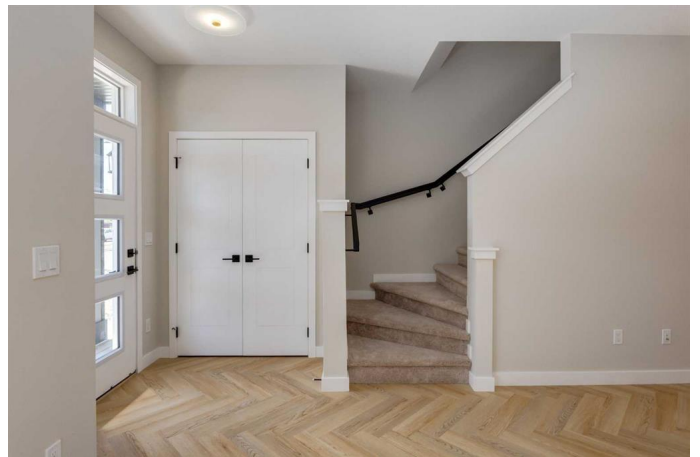
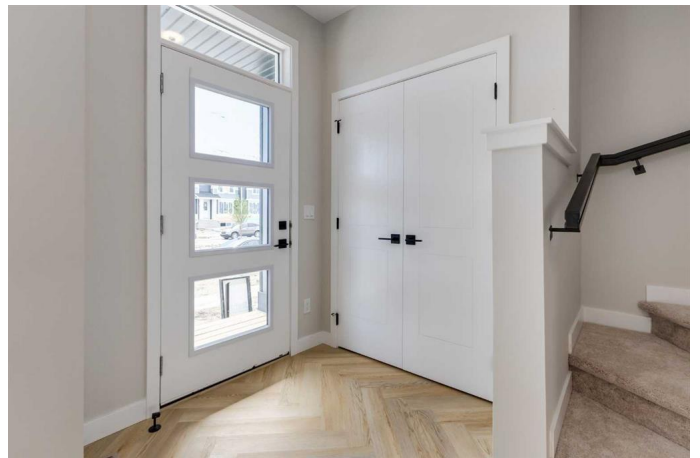
\$525,000

3 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.05 Acres

Rangeview, Calgary, Alberta

Explore the Talo by Rohit Homes, a beautifully designed townhome located in the heart of Heartwood, Calgary's newest master-planned community. With no condo fees, full landscaping, and a detached double garage included, this home offers outstanding value for first-time buyers, young families, or investors. The layout is open and welcoming, centered around a nearly 10-foot kitchen island that is ideal for casual meals or entertaining. The main floor also features a bright living and dining area, a built-in bench at the rear entry, and a discreet powder room for added functionality. Upstairs, you'll find three comfortable bedrooms, including a private primary suite with a walk-in closet and its own ensuite. A flex space provides room for a home office or reading nook, and upstairs laundry adds convenience to your everyday routine. Finished in the Neoclassical Revival palette, this home showcases timeless design with elevated finishes, modern lighting, and elegant architectural details that bring a polished, cohesive feel throughout. Set just minutes from the South Health Campus, the Seton YMCA, Calgary Public Library, and surrounded by future schools, parks, and trails, Heartwood is designed for connected, convenient living. 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. Come see what makes



the Talo a place youâ€™ll truly feel at home!

Built in 2025

Essential Information

MLS® #	A2236070
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	7173 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	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	July 8th, 2025
Days on Market	77
Zoning	RG

Listing Details

Listing Office	eXp Realty
----------------	------------

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.