

# \$654,900 - 32 Heirloom Crescent Se, Calgary

MLS® #A2221248

**\$654,900**

3 Bedroom, 4.00 Bathroom, 1,538 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to your dream home in Rangeview  
â€“ Calgaryâ€™s first garden-to-table  
community!

This beautifully upgraded 3-bedroom,  
3.5-bathroom two-storey home blends modern  
elegance with community-focused living.  
Ideally situated in the heart of  
Rangeviewâ€™s sought-after Pond District, it  
offers the perfect balance of comfort, style,  
and convenience.

From the moment you arrive, the charming  
west-facing covered front porch invites you to  
unwind and take in the sunset. Inside,  
youâ€™ll be greeted by a bright, open layout  
featuring a chef-inspired kitchen with upgraded  
stainless steel appliances, designer lighting,  
and an eat-up island thatâ€™s perfect for  
entertaining. Just off the main living space is a  
pocket office that provides a quiet and efficient  
work-from-home solution. The cozy living room  
centers around a fireplace with a custom tile  
surround, creating a striking focal point that  
exudes warmth and style.

Upstairs, youâ€™ll find two generously sized  
bedrooms, each with its own private ensuite,  
offering privacy and comfort for everyone. A  
bonus room provides additional living space,  
while the conveniently located laundry room  
adds everyday functionality.

The fully finished basement expands your



living options with a third bedroom, full bathroom, and a stylish wet bar—ideal for hosting guests, accommodating teenagers, or creating a personalized retreat. Thoughtful upgrades such as closet organizers, a professionally landscaped and fenced yard, a BBQ gas line, and elegant upgraded lighting throughout the home enhance both beauty and function.

Living in Rangeview means embracing a lifestyle centered around sustainability, community, and connection. As Calgary’s first garden-to-table neighborhood, you’ll enjoy access to two community greenhouses, scenic walking paths, and a vibrant Pond District perfect for peaceful strolls and outdoor enjoyment. The community also features shared gardens, seasonal events, and gathering spaces that foster a strong sense of neighborhood spirit. Located close to shops, schools, services, and dining, and with quick access to major routes like Stoney Trail and Deerfoot Trail, commuting and daily errands are made easy.

This is more than just a home—it’s a lifestyle. Book your private showing today and experience all that this incredible Rangeview property has to offer.

Built in 2023

**Essential Information**

MLS® #	A2221248
Price	\$654,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,538
Acres	0.06

Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	32 Heirloom Crescent Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H1

### Amenities

Amenities	Clubhouse, Park, Community Gardens
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Breakfast Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	508
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Complete Realty
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