

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

MLS® #A2261114

\$525,000

3 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.05 Acres

Rangeview, Calgary, Alberta

Welcome to the Talo by Rohit Homes, a stylish townhome in Calgary's new master-planned community of Heartwood. Offering no condo fees, full front and rear landscaping, and a detached double garage, this home delivers exceptional value for first-time buyers, young families, and investors alike. The main floor is designed for modern living, with an open-concept layout and a nearly 10-foot kitchen island that's perfect for entertaining or casual family meals. A bright living and dining area flows naturally from the kitchen, while a built-in bench at the rear entry and a convenient powder room add thoughtful functionality.

Upstairs, the private primary suite includes a walk-in closet and ensuite bathroom. Two additional bedrooms, a full bathroom, and a versatile flex space provide room for a home office or reading nook, while upstairs laundry adds everyday convenience.

Finished in the Neoclassical Revival palette, this home offers timeless style with upgraded finishes, elegant lighting, and architectural details that create a polished, cohesive look throughout. Located in Heartwood, Calgary SE, this community is designed for connection and convenience, with future schools, parks, and trails just steps from your door. You'll also be only minutes away from the South Health Campus, Seton YMCA, Calgary Public Library, and vibrant shopping and dining in Seton. For peace of mind, this home is backed by the Alberta New Home Warranty program:



1 year on materials and labour, 2 years on delivery systems, 5 years on the building envelope, and 10 years on structural coverage. The Talo combines style, functionality, and unbeatable value in one of Calgary’s most exciting new communities. Book your private showing today and see why Heartwood is the perfect place to call home!

Built in 2025

Essential Information

MLS® #	A2261114
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	September 30th, 2025
Days on Market	9
Zoning	RG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.