\$659,900 - 51 Heirloom Boulevard Se, Calgary

MLS® #A2256565

\$659,900

4 Bedroom, 4.00 Bathroom, 1,472 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

A CURRENT SHOWHOME READY FOR ITS FIRST OWNER IN CALGARY'S FIRST GARDEN-TO-TABLE COMMUNITY, this Homes by Avi Alexander model balances thoughtful design with everyday easeâ€"and it's ready to live beautifully from the very first day.

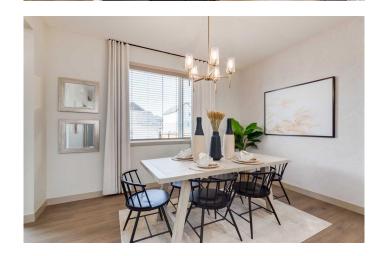
RANGEVIEW BY SECTION 23 IS BUILT DIFFERENTLY. Instead of cul-de-sacs and token parks, it offers ORCHARDS, GARDEN PLOTS, AND HARVEST FESTIVALS that bring neighbours together. Life here starts before you even reach the porch. And this home? It was designed to match that same sense of connection.

The FULL-WIDTH FRONT PORCH sets the tone, giving the exterior presence and the main floor an anchor. Step inside to 9' ceilings and a living room centered on a fireplace wall with mantle and TV niche. Quartz counters run throughout, and the kitchen's SILGRANIT APRON-FRONT SINK, full-height cabinetry, and gas rough-in for the range keep it both polished and practical. Dining and lounge areas stay open and connected, while a 10'X10' REAR DECK with its own BBQ line extends life outside.

Upstairs, three bedrooms and laundry land exactly where family life needs them. The primary retreat adds a walk-in closet and







ensuite, while two additional bedrooms share a full bathâ€"keeping mornings calm even when everyone's on the move. Across the main and upper levels, the residence totals 1,472 sq. ft. of bright, functional living.

And then there's the lower level: A SELF-CONTAINED, LEGAL DWELLING with its own kitchen, bedroom, and bath. With 9' foundation walls, quartz counters, 30― upper cabinets, and a SEPARATE SIDE ENTRANCE, it's designed to live independently. TWO FURNACES, TWO A/C UNITS, and a sub-panel make it as capable as the main home above. Whether it becomes a private place for in-laws, independence for teenagers or university-aged kids, or a source of rental income, the options are wide open.

Practical upgrades are already in place: a REAR DOUBLE DETACHED GARAGE, SPRINKLER SYSTEM for the yard, 200-amp electrical service, and an 80-GALLON HOT WATER TANK. Add it all together and you have 1,948 SQ. FT. OF FINISHED LIVING SPACE—a versatile home that offers both togetherness and autonomy under one roof.

In Rangeview by Section 23, neighbours swap zucchinis, kids grow up with dirt under their nails, and homes are built to support more than one way of living. This home delivers on all of it: family-friendly, flexible, and future-ready.

Book a showing, walk the gardens, then step insideâ€"this one connects the dots immediately.

Built in 2022

Essential Information

MLS® # A2256565

Price \$659,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,472

Acres 0.06

Year Built 2022

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 51 Heirloom Boulevard Se

Subdivision Rangeview

City Calgary

County Calgary
Province Alberta

Postal Code T3S 0G9

Amenities

Amenities Park, Playground, Community Gardens, Picnic Area, Recreation

Facilities

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage

Faces Rear

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, High Ceilings, Kitchen

Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting,

Separate Entrance, Walk-In Closet(s), Wired for Data

Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings, Gas Range

Heating Forced Air, Natural Gas, High Efficiency, Humidity Control

Cooling Central Air, Full

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room, Mantle

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level,

Rectangular Lot, See Remarks, Underground Sprinklers, Zero Lot Line

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame, Aluminum Siding, Mixed

Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2025

Days on Market 32

Zoning R-G

HOA Fees 500

HOA Fees Freq. ANN

Listing Details

Listing Office CIR 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.