



**GRASSROOTS**

REALTY GROUP

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**30 Bartlett Row SE**  
**Calgary, Alberta**

**MLS # A2311743**



**\$659,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,721 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Join us for an Open house on Saturday June 13th from 1:00pm to 4:00pm! Welcome to the Astrid at 30 Bartlett Row SE, a beautifully designed home in Calgary's award-winning Rangeview community. Thoughtfully crafted for modern living, this home showcases an expansive west-facing backyard, oversized patio doors, and stunning wall-to-wall windows that flood the space with natural light. The chef-inspired kitchen features quartz countertops throughout, kitchen pot lights, a stylish chimney hood fan, built-in microwave, additional bank of drawers, and a convenient walk-through pantry for added storage and functionality. Triple-pane windows provide enhanced comfort and energy efficiency year-round. Upstairs, enjoy the convenience of a dedicated laundry room, spacious entertainment room, and a luxurious ensuite complete with dual sink vanities. The extended 2' garage depth offers extra room for storage, tools, or larger vehicles. Located in the vibrant Garden-to-Table community of Rangeview, residents enjoy an exceptional lifestyle with community gardens, parks, pathways, outdoor gathering spaces, and family-friendly amenities designed to bring neighbours together. Conveniently situated near the Seton shopping district, restaurants, grocery stores, entertainment, South Health Campus, and the world's largest YMCA, with quick access to Deerfoot Trail and Stoney Trail for an easy commute anywhere in the city.