



GRASSROOTS
REALTY GROUP

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86 Heirloom Passage SE
Calgary, Alberta

MLS # A2328884



\$489,800

Division:	Rangeview		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,546 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Interior Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	None	LLD:	-
Exterior:	Metal Siding , Mixed, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

THIS FLOORPLAN MAKES ALL THREE LEVELS COUNT. With 1,546 SQ.FT., three bedrooms, a DOUBLE ATTACHED GARAGE and a genuinely useful GROUND-FLOOR FLEX ROOM, this Poppy at Rangeview townhome delivers more flexibility than buyers usually expect. The entry level starts with a proper foyer, direct garage access and a full flex room ready for guests, work, workouts, hobbies or quiet downtime. It is real, adaptable living space—not an afterthought. Upstairs, the kitchen, dining and living areas connect in one bright, functional main level. The kitchen adds QUARTZ SURFACES, BLACK HARDWARE AND FIXTURES, PENDANT LIGHTING over the island and a CHIMNEY-STYLE HOOD FAN. An extra pocket near the stairs creates an easy spot for a desk, reading chair or household command centre. The FULL-WIDTH REAR BALCONY stretches nearly 18 feet across and 7 feet deep, with a BBQ GAS LINE already in place. It is large enough for outdoor dining, lounging and summer entertaining—not just stepping outside. The top floor keeps all three bedrooms together with the main bathroom and convenient UPPER-FLOOR LAUNDRY. The primary adds a WALK-IN CLOSET AND PRIVATE ENSUITE. West-facing secondary bedrooms catch the afternoon light, while the kitchen, balcony and primary welcome the softer morning sun. Rangeview is Calgary’s first garden-to-table community, built around COMMUNITY GARDENS, ORCHARDS, GREENHOUSES, PARKS, WETLANDS and pathways. Harvest Hall and Market Square create dedicated places to gather, connect and take part in a neighbourhood designed to feel active, welcoming and genuinely rooted. With OCTOBER 2026 POSSESSION, valuable buyer incentives and a floorplan that gives every level a purpose, this is more than a smart townhome—it

is a chance to get into Rangeview early and start building a life around everything the community is becoming. • PLEASE NOTE: Photos are of a SHOWHOME of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.