



GRASSROOTS
REALTY GROUP

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90 Heirloom Passage SE
Calgary, Alberta

MLS # A2328889



\$435,800

Division:	Rangeview		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,376 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.02 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:	Cement Fiber Board, Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wired for Data		

Inclusions: N/A

POPPY AT RANGEVIEW PUTS SMART TOWNHOME LIVING—AND MEANINGFUL BUYER SAVINGS—FRONT AND CENTRE. Qualifying first-time home buyers may be eligible for the FTHB GST REBATE, representing 5% OFF, while ONE YEAR OF COVERED CONDO FEES adds nearly \$3,000 in additional savings. This THREE-STOREY HOME uses its space intelligently, with open living on the second floor, bedrooms and laundry together upstairs, and parking and storage handled below. The kitchen anchors the main living level with QUARTZ COUNTERS, an UPGRADED TILE BACKSPLASH and a PENINSULA BREAKFAST BAR that adds useful seating while keeping the layout open. Just off the kitchen, the FULL-WIDTH PRIVATE BALCONY creates an easy outdoor extension for morning coffee, evening downtime or a little fresh air. The third floor keeps the bedrooms, bathrooms and laundry conveniently together. The primary bedroom includes its own ensuite, while the FULLY ENCLOSED DEN/FLEX ROOM provides dedicated space for a home office, playroom, hobbies or whatever your routine requires. At ground level, the DOUBLE ATTACHED GARAGE offers parking for two vehicles, plus room for bikes, seasonal gear and everyday storage. The WEST-FACING FRONT welcomes warm afternoon and evening light while creating a natural connection to the streetscape. Poppy is set within Rangeview, Calgary's first garden-to-table community, where PUBLIC GARDENS, WALKABLE PATHWAYS and PLANNED GATHERING SPACES bring connection and outdoor living into the neighbourhood plan. With possession anticipated for October 2026, this home offers a clear path to a fall move—and two valuable incentives that can make getting there even easier. Connect with your preferred REALTOR® to learn

more about Poppy at Rangeview and confirm eligibility for the available buyer savings. • PLEASE NOTE: Photos are of a SHOWHOME of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.