



GRASSROOTS
REALTY GROUP

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109 Mallard Grove SE
Calgary, Alberta

MLS # A2329816



\$795,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,236 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: In Basement Suite: Electric Stove & Oven, Dishwasher, Microwave Hoodfan, Washer/Dryer, Refrigerator || Other: automated blinds in primary bedroom, Smart Home Essentials package including Ring Video Doorbell, all-in-one thermostat

6 BEDROOMS | 4 BATHROOMS | LEGAL BASEMENT SUITE | DOUBLE GARAGE | SOLAR PANELS | RANGEVIEW | OPEN HOUSE SAT, JULY 18, 1-3PM Welcome to 109 Mallard Grove SE—offering over 3,100 sq. ft. of beautifully finished, move-in-ready living space with the added bonus of a city-registered 2-bedroom legal basement suite, providing exceptional income potential or the perfect space for extended family. The bright, open-concept main floor is designed for both everyday living and effortless entertaining, featuring a chef-inspired kitchen with quartz countertops, stainless steel appliances, a large centre island, and a spacious walk-in pantry. A versatile main-floor office and convenient 2-piece powder room complete this thoughtfully designed level. Upstairs, you’ll find four generously sized bedrooms, including a luxurious primary retreat with a private ensuite and automated blinds, along with a spacious bonus room that’s perfect for family movie nights, a playroom, or a second living area. The professionally registered 2-bedroom legal suite offers an excellent opportunity to generate rental income and help offset your mortgage while maintaining privacy and functionality. Additional features include: • Central air conditioning for year-round comfort. • A large deck, perfect for summer BBQs, entertaining, or relaxing outdoors. • A fully fenced backyard offering privacy, with plenty of room to create your dream outdoor oasis. • Solar panel and EV charger rough-ins, providing future-ready convenience. • An attached double garage. Situated in Calgary’s vibrant Rangeview community, this home is just a 2-minute walk to parks, playgrounds, scenic pathways, and a convenient rear alley that enhances walkability throughout the neighbourhood. You’ll also enjoy quick access to schools,

shopping, the South Health Campus, and major commuter routes. Why wait months to build when you can move into this exceptional, upgraded home today?