



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

136 Heirloom Street SE  
Calgary, Alberta

MLS # A2330372



**\$579,900**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Rangeview                                                                  |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 1,705 sq.ft.                                                               | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Alley Access, Outside, Parking Pad                                         |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Interior Lot, Level, Rectangular Lot, Zero Lot Line |               |                  |

|                    |                                                                                                                                                                                     |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Humidity Control, Natural Gas                                                                                                                          | <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>   | Composite Siding, Metal Siding , Mixed, Vinyl Siding, Wood Frame                                                                                                                    | <b>Zoning:</b>    | R-Gm |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                 |                   |      |

MOST HOMES GIVE YOU A PANTRY; THIS ONE GIVES YOU A WHOLE COMMUNITY GARDEN TO STOCK IT WITH. That is life in Rangeview by Section 23—Calgary's first garden-to-table community, where orchards, garden plots and gathering spaces make fresh food and real connection part of the neighbourhood plan. The Gregory from Homes by Avi brings that same thoughtful approach inside. At 1,705 SQ.FT., this home uses its space exceptionally well, starting with a MAIN-FLOOR BEDROOM and adjoining FULL BATHROOM. Guests, extended family, a private office or a quieter bedroom away from the second floor—it is the kind of flexibility that can change with you. At the centre of the main floor, the kitchen is designed to keep daily life moving with QUARTZ COUNTERS, a SILGRANIT UNDERMOUNT SINK, pantry storage and a generous island with BREAKFAST BAR SEATING. The dining nook sits nearby, while the rear lounge creates a comfortable place to settle in around the FIREPLACE FEATURE WALL. From there, the rear entry opens directly onto the deck, complete with a ROUGHED-IN BBQ GAS LINE for next summer. Upstairs, the loft makes smart use of the landing with room for a homework station, reading nook or household command centre. The primary bedroom feels like a true retreat with a VAULTED CEILING, three-piece ensuite and a large WALK-IN CLOSET WITH ITS OWN WINDOW. Two additional bedrooms, a four-piece bathroom and an ACTUAL WALK-IN LAUNDRY ROOM complete a floorplan built for real routines—not just good first impressions. Upgraded railing with BLACK SPINDLES adds definition through the home, while QUARTZ COUNTERS THROUGHOUT, included appliances and a TANKLESS HOT-WATER SYSTEM take care of the practical details. Downstairs, 9'squo;

FOUNDATION WALLS and a bathroom rough-in give you a strong start for future development. With WEST-FACING FRONT EXPOSURE and possession anticipated for DECEMBER 2026, there is time to plan the move, prepare for the holidays and start the new year in a home—and community—designed to grow right along with you. • Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession.