

# \$629,900 - 64 Bartlett Way Se, Calgary

MLS® #A2249929

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,608 sqft

Residential on 0.08 Acres

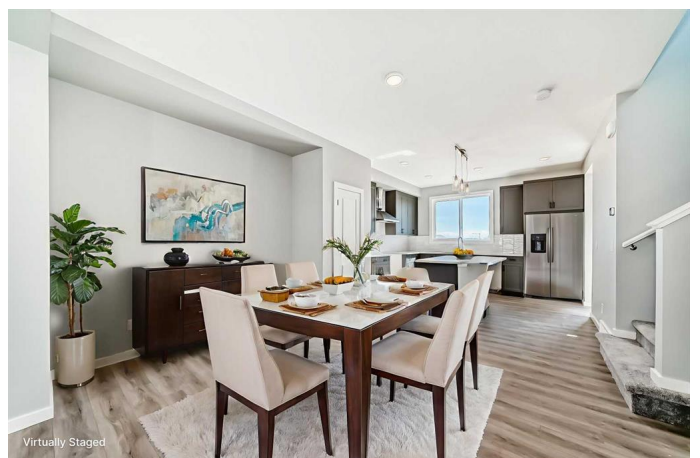
Rangeview, Calgary, Alberta

SOME HOMES ARE BUILT TO HOUSE YOU. OTHERS ARE BUILT TO GROW WITH YOU. AT 64 BARTLETT WAY SE, YOU'LL FIND A HOME THAT DOES BOTH with purposeful design, meaningful flexibility, and a setting that's unlike anything else in Calgary.

Located in Rangeview by Section 23â€”Calgary's first GARDEN-TO-TABLE communityâ€”this 3-bedroom, 2.5-bath Leonard model from Homes by Avi offers 1,608 SQ FT of warm, functional living space on a SUN-DRENCHED CORNER LOT just STEPS FROM FUTURE COMMUNITY GARDENS, orchards, and a farmers' market.

Inside, the OPEN-CONCEPT MAIN FLOOR was made for connection. The kitchen features QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a CENTRAL ISLAND that anchors the spaceâ€”whether you're hosting friends or helping with homework. The adjacent dining area fits a full-size table, and the sunlit living room has space to gather, unwind, and just breathe.

Near the front door, a main floor POCKET OFFICE adds a layer of calm to the chaosâ€”perfect for work-from-home days or creative side hustles. Out back, the 10' X 10' DECK extends your living space outdoors, while the 20' X 20' DOUBLE DETACHED GARAGE offers secure parking and extra



storage.

Upstairs, the master bedroom is a space to exhale, complete with a WALK-IN CLOSET and a MODERN ENSUITE featuring quartz finishes and a sleek, minimal palette. Two more bedrooms, a full 3-piece bathroom, and an UPPER-FLOOR LAUNDRY ROOM make daily routines easier, while the BONUS ROOM provides the flexible space every household needs—think yoga, movie marathons, or a cozy reading corner.

Looking ahead? A SEPARATE SIDE ENTRANCE gives you the freedom to develop a lower-level living area with private access—ideal for multigenerational households, nanny quarters, or future guests. And because this is a MOVE-IN READY home, YOU CAN START WRITING YOUR NEXT CHAPTER RIGHT AWAY.

Life in Rangeview is built around food, family, and meaningful community—where neighbours know each other, gardens grow together, and the shared spaces make everyday life feel just a little richer. DESIGNED WITH SUSTAINABILITY AND CONNECTION AT ITS CORE, Rangeview offers an urban agricultural lifestyle rooted in authenticity and forward-thinking design. Kitchen appliances are included, and will be installed prior to possession.

If you’ve been looking for more than just a place to live—something intentional, inspiring, and full of potential—this home is ready for you. This one won’t wait around—book your showing today!

Built in 2025

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249929    |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,608       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 64 Bartlett Way Se |
| Subdivision | Rangeview          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3S 0P2            |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Park, Playground, Recreation Facilities, Community Gardens, Picnic Area |
| Parking Spaces | 2                                                                       |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear           |
| # of Garages   | 2                                                                       |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator                        |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Exterior Entry, Full, Unfinished                                                                          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, None                                                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Close to Clubhouse, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Concrete, Metal Siding, Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                                                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 6                   |
| Zoning         | R-G                 |
| HOA Fees       | 500                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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