

# \$669,900 - 64 Bartlett Way Se, Calgary

MLS® #A2216296

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,608 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to 64 Bartlett Way SE, a showstopper on its corner lot in Calgary's first-of-its-kind garden-to-table community, Rangeview. This brand-new Leonard model from Homes by Avi offers 1,608 sq ft of smart, stylish living with 3 bedrooms, 2.5 bathrooms, and a layout that balances everyday comfort with thoughtful design.

Step inside to an open-concept main floor that's made for entertaining, with quartz countertops, stainless steel appliances, and a large central island that anchors the space. A built-in pocket office keeps workdays productive without encroaching on your living areas, and the 10' x 10' rear deck is the perfect spot for sunny morning coffee or evening BBQs.

Upstairs, the primary bedroom serves as a calm retreat with its own walk-in closet and a sleek ensuite with quartz finishes. Two additional bedrooms, a full bathroom, and upper-floor laundry make for easy family living, while the versatile bonus room is ready for whatever you need—playroom, home theatre, or your own creative space.

The separate side entrance offers flexibility for future development of private lower-level accommodations—perfect for multigenerational living or added personal space. A 20' x 20' detached garage completes the package, giving you secure parking and



extra storage.

With immediate possession available, thereâ€™s no waitingâ€”just move in and start enjoying life in Rangeview, where community gardens, green spaces, and a future farmerâ€™s market are all part of the neighbourhood vision. This is more than just a homeâ€”itâ€™s a lifestyle rooted in connection, comfort, and forward-thinking design.

Built in 2025

**Essential Information**

MLS® #	A2216296
Price	\$669,900
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	Community Gardens, Park, Picnic Area, Playground, Recreation Facilities
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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, Close to Clubhouse, Corner Lot, Front Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	59
Zoning	R-G
HOA Fees	500
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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