

\$577,395 - 52 Heartwood Lane Se, Calgary

MLS® #A2246022

\$577,395

3 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Discover this beautifully crafted BEDROCK HOME on a TRADITIONAL LOT, featuring a SIDE ENTRY perfect for POTENTIAL FUTURE BASEMENT DEVELOPMENT or PRIVATE ACCESS. Enjoy extra natural light from ADDED WINDOWS in the STAIRWELL and BASEMENT, plus 9' FOUNDATION WALLS for increased ceiling height. A CONCRETE GARAGE PAD with CURB WALLS is ready. Inside, a 50" ELECTRIC FIREPLACE enhances the GREAT ROOM'S modern appeal, complemented by sleek CONTEMPORARY RAILING and LUXURY VINYL PLANK (LVP) FLOORING throughout the MAIN FLOOR. The PRIVATE ENSUITE boasts DUAL SINKS and a WALK-IN SHOWER. 5000K BRIGHT LED LIGHTING fills the home with vibrant energy. Stay comfortable year-round with a HIGH-EFFICIENCY FURNACE, HOT WATER TANK, and HRV SYSTEM. Plus, control your home with ease using the included SMART HOME SYSTEM. Unbeatable Location in BRAND NEW COMMUNITY of HEARTWOOD. Close access to top amenities like the YMCA, HOSPITAL, and more. Photos are representative.



Built in 2025

Essential Information

MLS® #	A2246022
Price	\$577,395

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	52 Heartwood Lane Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0R1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Smart Home
Appliances	Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Zero Lot Line

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	14
Zoning	R-G

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.