

# \$659,900 - 64 Bartlett Way Se, Calgary

MLS® #A2197764

**\$659,900**

3 Bedroom, 3.00 Bathroom, 1,608 sqft  
Residential on 0.08 Acres

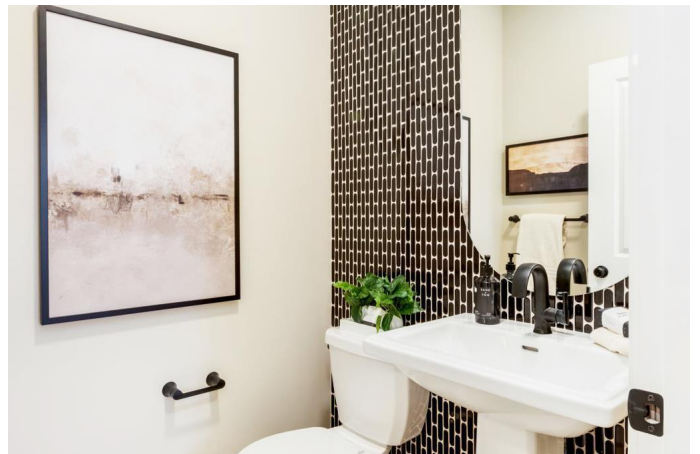
Rangeview, Calgary, Alberta

Welcome to 64 Bartlett Way SE, where style meets smart design in the vibrant, first-of-its-kind garden-to-table community of Rangeview. This brand-new Leonard model by Homes by Avi is the kind of home that turns heads—thanks to its prime corner lot location, modern finishes, and thoughtful floor plan designed for the way you actually live.

With 1,608 square feet, 3 bedrooms, 2.5 bathrooms, and a versatile upper-level bonus room, this home delivers the perfect blend of function and flexibility. The open-concept main floor is an entertainer's dream, featuring quartz countertops throughout, a spacious kitchen island, and stainless steel appliances that elevate everyday cooking. A stylish pocket office on the main floor keeps work-from-home days productive without taking over your living space. And for those who love indoor-outdoor living, step onto your 10' x 10' deck, perfect for summer BBQs or a quiet morning coffee.

Upstairs, the primary retreat is designed for relaxation, offering a walk-in closet and a sleek ensuite with quartz countertops. Two additional bedrooms, a full bath, and a laundry room on this level ensure convenience is always top of mind. The bonus room is the perfect flex space—think playroom, media lounge, or your personal zen den.

What really sets this home apart? The



separate side entrance, making it ready to accommodate a future two-bedroom private living area. That could mean extra rental potential or the perfect area for multi-generational livingâ€”because letâ€™s be honest, having options is always a win. Plus, a 20â€™ x 20â€™ double detached garage is included in this home which offers secure parking and extra storage space, a true bonus in a laned home.

Beyond your front door, Rangeview is redefining community living with its urban agricultural focusâ€”community gardens, orchards, and local food production all play a role in everyday life. Picture weekend farmerâ€™s markets just steps from home, lush green spaces for family picnics, and a walkable community where neighbors actually know each other. Add in nearby parks, pathways, and a future commercial hub, and youâ€™ve got a neighborhood thatâ€™s as connected as it is charming.

This isnâ€™t just a homeâ€”itâ€™s a fresh start in a forward-thinking community thatâ€™s all about good food, great connections, and a lifestyle that just works. Ready to make it yours? Letâ€™s talk.

PLEASE NOTE: Photos are of a finished Showhome of the same model â€” FLOORPLAN IS THE SAME BUT REVERSED, fit and finish may differ on finished spec. Interior selections and floorplans shown in photos. Home is under construction, and showings can absolutely be arranged.

Built in 2025

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2197764  |
| Price  | \$659,900 |

|                |             |
|----------------|-------------|
| 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 |
| 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, Vinyl Siding, Wood Frame, Metal Siding                                |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 55               |
| Zoning         | R-G              |
| HOA Fees       | 500              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.