

# \$494,900 - 7125 Rangeview Avenue Se, Calgary

MLS® #A2213481

**\$494,900**

3 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.05 Acres

Rangeview, Calgary, Alberta

Explore the Talo by Rohit Homes, a well-designed townhome in the heart of Heartwood, Calgary's newest master-planned community. Whether you're a first-time buyer, growing family, or investor, this home offers comfort, style, and smart functionality in one of the city's most exciting new neighbourhoods. Best of all, there are no condo fees. The layout is open and inviting, with a nearly 10-foot kitchen island at the centre, perfect for everyday meals or entertaining friends. The main floor flows into a bright living and dining area, with thoughtful touches like a built-in bench at the back entry and a tucked-away powder room adding practical value. Upstairs, you'll find three bedrooms, including a private primary suite with its own ensuite and walk-in closet. A flex space offers options for a home office, reading nook, or play area, and the upstairs laundry adds everyday convenience.

Finished in Haute Contemporary, the interior design by Louis Duncan-He, an award-winning Calgary-based designer known for his bold yet timeless aesthetic, features modern lighting, clean lines, and elevated finishes throughout.

Located close to the South Health Campus, Seton YMCA, and Calgary Public Library, and surrounded by future schools, parks, trails, and everyday amenities, the Talo puts you right where you want to be with room to grow, relax, and feel at home.



Built in 2025

**Essential Information**

MLS® #	A2213481
Price	\$494,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	7125 Rangeview Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0R2

**Amenities**

Parking Spaces	1
Parking	Parking Pad

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	57
Zoning	RG

### **Listing Details**

Listing Office	eXp Realty
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