

\$649,900 - 55 Heirloom Boulevard Se, Calgary

MLS® #A2256567

\$649,900

4 Bedroom, 4.00 Bathroom, 1,536 sqft

Residential on 0.06 Acres

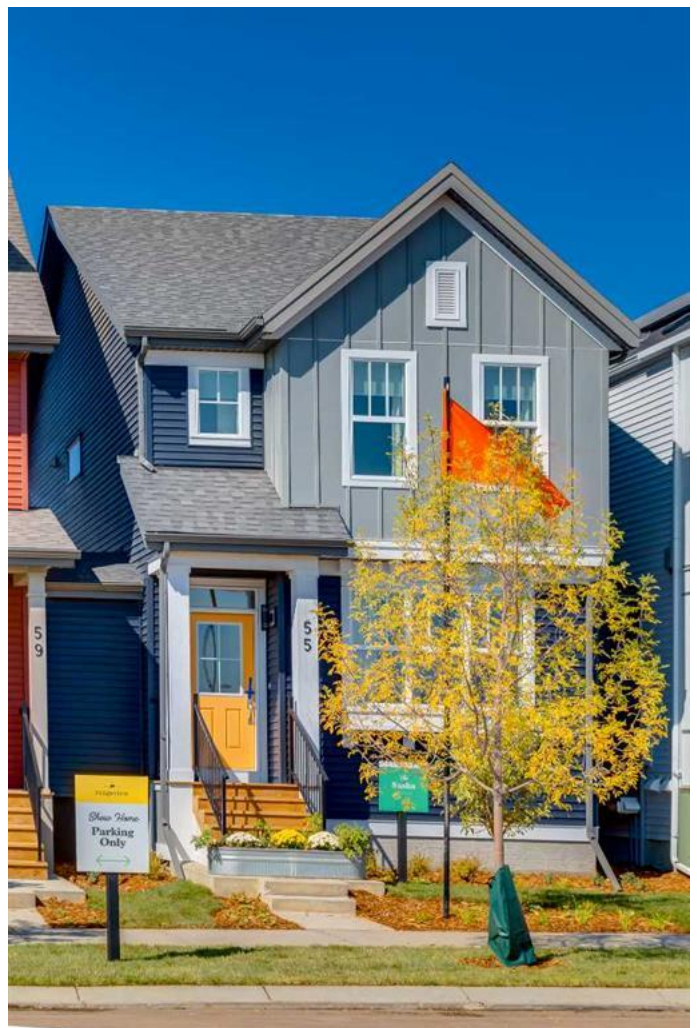
Rangeview, Calgary, Alberta

EVERY SHOWHOME HAS ITS MOMENT WHEN THE DOORS CLOSE ON DISPLAY LIFE AND OPEN TO A REAL FAMILY. For this Sasha model in Rangeview by Section 23, THAT MOMENT HAS ARRIVED. Styled to impress from the very first day, it has lived only as a builder's showcase polished, elevated, and now offered to its very first owner.

Inside, the tone is set by light and materials. Morning sun filters through the EAST-FACING WINDOWS, catching the waterfall edge of the quartz island before carrying across wide-plank hardwood. The kitchen, anchored by a GAS RANGE and finished with a silgranit undermount sink, blends utility with refinement. A POCKET OFFICE near the entry tames weekday clutter, while the living and dining rooms connect easily to the backyard and the community beyond.

Upstairs, family life finds room to breathe. The BONUS ROOM becomes the natural gathering point, whether it's movie night or a quiet Sunday morning. Laundry lands right where it's needed on the bedroom level so weekends feel less like chores and more like time reclaimed. The primary bedroom is paired with a WALK-IN CLOSET AND ENSUITE, while two additional bedrooms keep everyone close but not crowded.

The basement carries its own personality. A



REC ROOM WITH BUILT-IN CABINETRY and a WINE FRIDGE shifts easily from play space to late-night host. A fourth bedroom and full bath make it functional for guests or older kids, while ZONED HEATING AND COOLING keep comfort consistent across every level. Even the details you donâ€™t seeâ€”the 200-amp panel, SPRINKLER SYSTEM, and gas BBQ rough-inâ€”prove this is a home designed to last.

Step outside, and the story widens. Rangeview by Section 23 is Calgaryâ€™s first garden-to-table community, where pathways lead to orchards, neighbours gather around harvest tables, and connection is built into the streetscape itself. Just as the community is designed to nurture, this home was designed to live beautifully from the start.

Tour the showhome while it still carries that titleâ€”before it begins its next chapter as yours.

Built in 2022

Essential Information

MLS® #	A2256567
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,536
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 55 Heirloom Boulevard Se
Subdivision Rangeview
City Calgary
County Calgary
Province Alberta
Postal Code T3S 0G9

Amenities

Amenities Community Gardens, Park
Facilities
Parking Spaces 2
Parking Alley Access, Double Garage
Faces Rear
of Garages 2

Interior

Interior Features Built-in Features, Chandelier
Plumbing Fixtures, Open Floor
Lighting, See Remarks, Separate
Data
Appliances Central Air Conditioner, Dishwasher,
Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window
Coverings, Wine Refrigerator
Heating High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned
Cooling Central Air, Full
Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn,
Rectangular Lot, Zero Lot Line
Roof Asphalt Shingle
Construction Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 25th, 2025
Days on Market 41
Zoning R-G



HOA Fees	500
HOA Fees Freq.	ANN

Listing Details

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

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.