

\$624,900 - 72 Heartwood Lane Se, Calgary

MLS® #A2219333

\$624,900

4 Bedroom, 3.00 Bathroom, 1,771 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to Heartwood, one of the most sought-after communities in SE Calgary – known for its family-friendly vibe, parks, schools, and quick access to shopping, transit, and major roads. This thoughtfully designed home offers great functionality with a main floor bedroom and full bathroom, plus a separate side entrance to the basement, making it perfect for future development. You’ll love the bright and open feel thanks to extra windows and 9’ foundation ceilings in the basement. The kitchen is both stylish and practical, featuring ceiling-height cabinets, soft-close drawers, and a chimney hood fan. The upper floor includes dual sinks in both the ensuite and main bathroom – a great touch for busy households. Step out back to a covered veranda with stairs, and know that a concrete garage pad with curb walls is already in place for your future garage. Modern finishes like metal spindle railings, a fireplace, knockdown ceilings, and a built-in Smart Home System (with video doorbell, smart thermostat, and smart locks) add extra comfort and convenience. Plus, you’re just minutes from the South Health Campus, YMCA, and all the shops and restaurants at Seton Shopping Centre – including Superstore, Cineplex, and more. Quick access to Deerfoot Trail, Stoney Trail, and Macleod Trail makes commuting easy.

Built in 2025



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2219333 |
| Price | \$624,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,771 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 72 Heartwood Lane Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S0R1 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home |
| Appliances | None |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Rain Gutters |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Metal Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 37 |
| Zoning | R1-U |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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