

**86 Heirloom Passage SE
Calgary, Alberta**

MLS # A2295919



\$499,900

Division:	Rangeview		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,506 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	None	LLD:	-
Exterior:	Metal Siding , Mixed, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

LOOKING TO FIND IT ALL DOWN SOUTH AND CALL RANGEVIEW HOME? At 1,506 SQ.FT., this 3-storey townhome adds something most don't—A FULL FLEX ROOM ON THE GROUND FLOOR that actually changes how the home lives. Set it up as a guest room, home office, workout space, library, craft room, or a quiet escape from everything happening upstairs—it's one of those spaces that ends up being used more than you expected. Pair that with the DOUBLE ATTACHED GARAGE and a proper foyer, and the entry level finally feels like it's pulling its weight. The second floor opens up where it matters—living, dining, and kitchen flowing together, plus a FULL-WIDTH REAR BALCONY stretching nearly 18 feet across and 7 feet deep with a BBQ gas line. The kitchen steps ahead of standard with a CHIMNEY HOOD FAN, PENDANT LIGHTING over the island, QUARTZ SURFACES, and BLACK HARDWARE AND FIXTURES. There's also a pocket of extra space near the stairs to the upper floor—ideal for a desk, command centre, or reading nook. Upstairs, you've got 3 bedrooms, including a primary with WALK-IN CLOSET AND ENSUITE, plus a main bath and upper laundry that keeps the routine simple. The WEST-FACING FRONT brings great light into the secondary bedrooms, while the rear side of the home catches that softer morning sun through the kitchen, balcony, and primary. With estimated possession in December 2026, you've got time to plan your move without the usual scramble. And in Poppy at Rangeview, you're stepping into a community built around a true GARDEN-TO-TABLE LIFESTYLE—COMMUNITY GARDENS, ORCHARDS, GREENHOUSES, and GATHERING SPACES like Harvest Hall and Market Square woven together with parks, wetlands,

and pathways. It's designed to bring people outside, together, and actually connected to where they live. If you've made it this far, you're not just browsing—visit the Rangeview community and see how it all fits together. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.