

\$734,895 - 18 Heartwood Villas Se, Calgary

MLS® #A2270227

\$734,895

3 Bedroom, 3.00 Bathroom, 2,299 sqft
Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Stunning home with separate side entry—perfect for future basement development! Step into a grand open-to-above foyer with 9’™ knockdown ceilings and an abundance of natural light. Main floor includes a flex room ideal for office or guests. The chef’s kitchen features ceiling-height cabinets, soft-close drawers, chimney hood fan & premium finishes. Upstairs, relax in the luxurious 5-piece ensuite with dual sinks & tiled shower. Elegant metal spindle railings, added windows, and quality upgrades throughout. Enjoy Smart Home Tech for thermostat, door lock & video doorbell. Plus, 9’™ foundation height in the basement offers exceptional future potential. A rare blend of style, function & flexibility.

Built in 2025

Essential Information

MLS® #	A2270227
Price	\$734,895
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,299
Acres	0.08
Year Built	2025
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Heartwood Villas Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2K1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Smart Home, Soaking Tub
Appliances	Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
-------------	---------------------

Days on Market 6
Zoning R-G

Listing Details

Listing Office Bode Platform Inc.

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.