

\$609,900 - 147 Bartlett Crescent Se, Calgary

MLS® #A2240976

\$609,900

3 Bedroom, 3.00 Bathroom, 1,608 sqft
Residential on 0.07 Acres

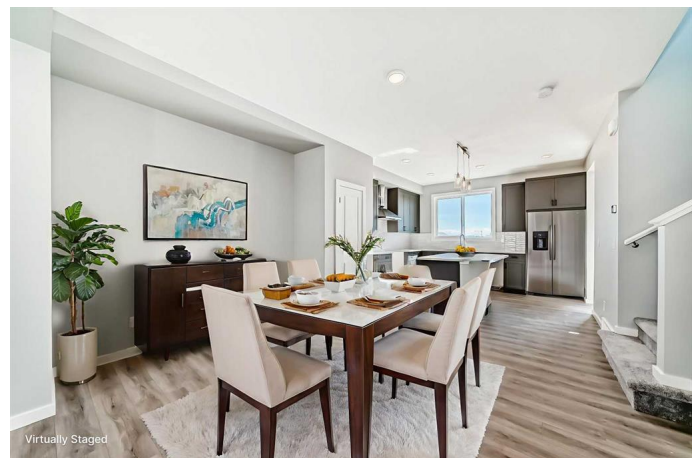
Rangeview, Calgary, Alberta

Welcome to 147 Bartlett Crescent SE, a brand-new build by Homes by Avi in Calgary's promising new community of Rangeview. Thoughtfully designed and smartly upgraded, this 1,608 sq. ft. home strikes the perfect balance between open-concept living and functional separation—ideal for growing families, remote workers, or first-time buyers looking for value that lasts.

On the main floor, 9' ceilings create a sense of space, while the kitchen delivers both style and practicality with quartz countertops, 48" upper cabinets, and a central island that anchors the layout. A tucked-away pocket office offers a quiet spot to focus, and the rear deck is already built, so you can skip the to-do list and start enjoying your outdoor space right away. Front yard sod will also be completed for you—just another thoughtful touch that makes this home move-in ready.

Upstairs, a central bonus room offers a comfortable divide between the bedrooms, making it easy to share space without sacrificing privacy. The primary suite is bright and serene, complete with a walk-in closet and a stylish ensuite. Best of all, the laundry is upstairs, exactly where you need it.

Future potential? Absolutely. A separate side entry and 200-amp electrical service open the door for basement development down the line—whether you're thinking of extended



living, additional income, or resale value. Gas lines for a gas stove are roughed in, offering flexibility for elevated everyday living.

And then there’s the community itself. Rangeview by Genstar is one of Calgary’s newest and most thoughtfully planned neighbourhoods, where wide boulevards, future parks, pathways, and gathering spaces are already taking shape. Buying early here means getting ahead of the curve”while the streets are still quiet, and the future is full of promise.

THIS HOME IS COMPLETED AND READY TO GO - If you’ve been waiting for the right combination of thoughtful design, future flexibility, and neighbourhood potential”this is it.

Note: Photos shown are OF A SPEC HOME of the same floorplan. Fit, finish, and selections may vary in the completed home. Interior selections and floorplan are shown in photos. the first 4 photos have been virtually staged.

Built in 2025

Essential Information

MLS® #	A2240976
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,608
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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Community Information

Address	147 Bartlett Crescent Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0P7

Amenities

Amenities	Community Gardens, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	BBQ gas line, None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, See Remarks, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	500
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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