# \$559,900 - 191 Bartlett Crescent Se, Calgary

MLS® #A2208392

#### \$559,900

3 Bedroom, 3.00 Bathroom, 1,536 sqft Residential on 0.06 Acres

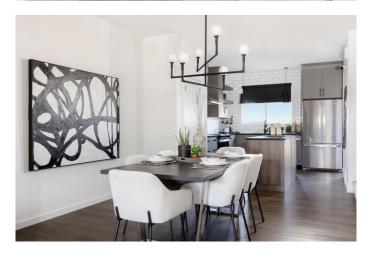
Rangeview, Calgary, Alberta

Welcome to 191 Bartlett Crescent SEâ€"where thoughtful design, community charm, and everyday function come together in perfect balance. This brand-new Sasha model from Homes by Avi is tucked into the heart of Rangeview, Calgary's first garden-to-table neighborhood by Section23. Built around food celebration and strong community connections, Rangeview offers a lifestyle that's equal parts vibrant and down-to-earth, with walkable streets, community gardens, parks, playgrounds, and gathering spaces that turn neighbours into friends.

Inside the home, you'II find 1,536 square feet of smartly designed space across two storeys, perfect for growing families or multi-generational living. The main floor is open and airy, with large windows, warm vinyl plank flooring, and a layout made for real lifeâ€"whether you're entertaining guests, chasing toddlers, or just enjoying a quiet dinner at home. The kitchen features quartz countertops, stainless steel appliances, a central island, and a walk-in pantry to keep your culinary chaos in check. Just off the main living area is a surprisingly spacious pocket officeâ€"ideal for working from home, paying bills, or managing school schedules. Upstairs, the layout keeps busy mornings flowing smoothly with an upper-level laundry room, two well-sized secondary bedrooms, and a versatile bonus loft that can adapt to your needs. The primary suite is a peaceful







retreat, complete with a walk-in closet and ensuite with walk-in shower. Thoughtfully included rough-ins for a BBQ gas line and gas stove open the door for future upgrades, and the full basement with separate side entrance offers incredible potential for a secondary development down the lineâ€"whether you're looking to accommodate extended family or add rental income.

Outside, enjoy a 10'x10' rear deck and a rear parking pad, ready for a future garage. And with quick access to Stoney Trail and major commuter routes, this location balances suburban calm with city convenience. Whether you're a young family searching for your forever home, or an investor eyeing Calgary's growing rental market, this home checks all the boxesâ€"and then some. Built by Homes by Avi, one of Calgary's most trusted and design-forward builders, 191 Bartlett Crescent SE is move-in ready with possession available in as little as 30 days. PLEASE NOTE: Photos are of a finished Showhome of the same model â€" fit and finish may differ on finished spec. Interior selections and floorplans shown in photos.

#### Built in 2025

### **Essential Information**

MLS® # A2208392 Price \$559,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,536 Acres 0.06 Year Built 2025

Type Residential Sub-Type Detached

Style 2 Storey
Status Active

## **Community Information**

Address 191 Bartlett Crescent Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta

Postal Code T3S 0P4

#### **Amenities**

Amenities Community Gardens, Park, Picnic Area, Playground, Recreation

**Facilities** 

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features 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, Humidity Control, Natural Gas

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line, None

Lot Description Back Lane, Interior Lot, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 4th, 2025

Days on Market 17
Zoning R-G
HOA Fees 500
HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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