

\$694,900 - 47 Bartlett Row Se, Calgary

MLS® #A2202631

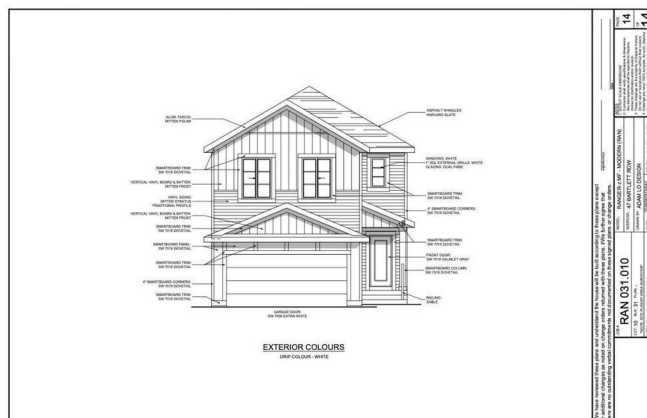
\$694,900

3 Bedroom, 3.00 Bathroom, 1,936 sqft
Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Immediate Possession Available! Welcome to 47 Bartlett Row SE, a stunning two-story detached home in the vibrant Garden-to-Table community of Rangeview, where sustainable living and modern design come together to create a one-of-a-kind lifestyle. Built by Daytona Homes, this 1,900+ square foot home offers a thoughtfully designed layout that maximizes both comfort and functionality, all while being surrounded by parks, pathways, orchards, playgrounds, and a central greenhouse that fosters a true sense of community.

Stepping inside, the main floor unfolds with an open-concept design, featuring a stylish kitchen that flows seamlessly into the great room and nook, creating a bright and inviting space for gathering. The electric fireplace in the great room adds warmth and ambiance, making it the perfect spot to relax at the end of the day. A two-piece bathroom on the main floor provides convenience for guests, while a mudroom connects directly to the double-attached garage, offering practicality for busy households. Upstairs, the home continues to impress with two well-sized bedrooms, each offering comfort and privacy, and a three-piece bathroom conveniently located between them. The primary suite is a luxurious retreat, complete with a walk-in closet and a five-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. A bonus room provides additional living space,



perfect for a media room, home office, or play area, while a dedicated laundry room on the second floor adds extra convenience. Living in Rangeview means enjoying a community built around connection and sustainability, with garden plots, seasonal farmers' markets, and fresh local ingredients right at your doorstep. With Daytona Homes' commitment to exceptional craftsmanship and customer care, 47 Bartlett Row SE is more than just a home, it's a lifestyle designed for modern living in a truly unique community. Book your private tour today and discover what makes this home so special.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202631 |
| Price | \$694,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,936 |
| Acres | 0.08 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 47 Bartlett Row Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0P2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances | Electric Stove, Garage Control(s), Microwave, Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Yard, City Lot, Few Trees, Interior Lot, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 20 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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