

# \$697,000 - 18 Heirloom Manor Se, Calgary

MLS® #A2211374

**\$697,000**

4 Bedroom, 3.00 Bathroom, 1,497 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

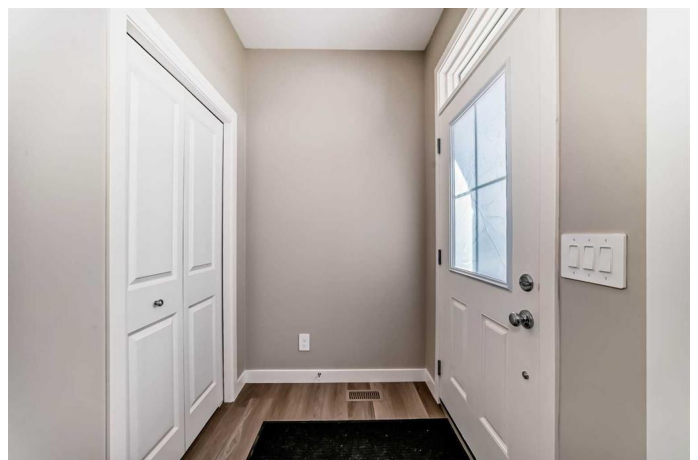
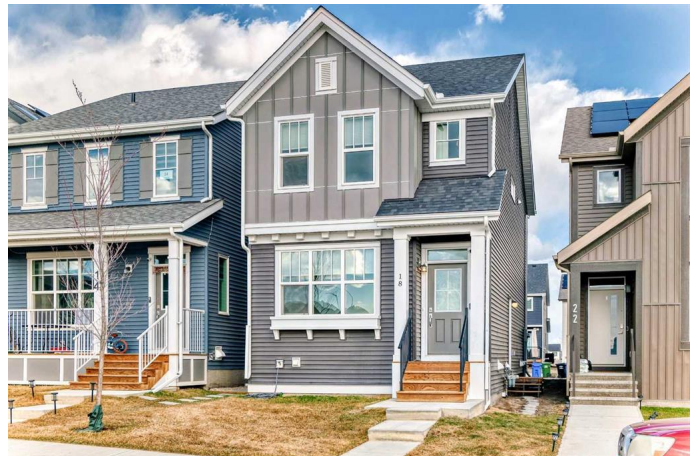
Welcome to this stunning 2-storey home located in the vibrant southeast community of Seton! Enjoy quick and convenient access to Stoney Trail, Deerfoot Trail, and just a short drive to the South Health Campus, Seton Plaza, Superstore, Cineplex, and a variety of shops, restaurants, and amenities. Step inside to an inviting open-concept main floor featuring a spacious living and dining area—perfect for entertaining. The modern kitchen boasts white cabinetry, stainless steel appliances, and plenty of counter space for all your culinary needs. A pocket office and a 2-piece bathroom add extra convenience to the main level. Upstairs, you’ll find 3 generous bedrooms, a bonus room, laundry area, and a primary suite complete with a private ensuite for your comfort and privacy. One of the standout features of this home is the separate side entrance leading to a fully self-contained LEGAL basement suite—ideal for extended family or as a mortgage helper with rental income potential. This home checks all the boxes—modern design, ideal location, and income potential. Don’t miss your chance to own this gem! Call today to book your private showing before it’s gone!

Built in 2023

## Essential Information

MLS® #                   A2211374

Price                     \$697,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,497       |
| Acres          | 0.06        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 18 Heirloom Manor Se |
| Subdivision | Rangeview            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3S 0H2              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Playground              |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | High Efficiency, Natural Gas                                                                                    |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Exterior Entry, Full, Suite                                                                                     |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | None                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |

|              |                                           |
|--------------|-------------------------------------------|
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 32               |
| Zoning         | R-G              |
| HOA Fees       | 500              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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