

# \$769,900 - 33 Bartlett Way, Calgary

MLS® #A2226470

**\$769,900**

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

Rangeview, Calgary, Alberta

FULLY DEVELOPED LEGAL SUITE INCLUDED !!! Welcome to 33 Bartlett Way SE, a thoughtfully finished home offering over 1,800+ square feet of above-grade living space plus a fully developed legal basement suite, all set in the heart of Rangeview, Calgary's first and only Garden-to-Table community. Built by Daytona Homes, this property delivers both comfort and long-term value with a layout designed for today's lifestyles and tomorrow's possibilities.

Step inside and you're greeted by a welcoming foyer at the front of the home, with a two-piece bathroom positioned between the entry and the mudroom, which connects directly to the double attached garage. From the mudroom, a walk-through pantry brings you straight into the open-concept kitchen, offering plenty of prep space and storage. A large central island with a flush eating bar anchors the space, overlooking the dining nook and the great room, where oversized windows bring in natural light and create a warm, inviting main floor.

Upstairs, you'll find three bedrooms, thoughtfully laid out to balance privacy and connection. The primary suite is a private retreat, featuring a five-piece ensuite with dual sinks, a separate tiled shower, a freestanding soaker tub, and a generous walk-in closet. Two additional bedrooms share a well-appointed four-piece bathroom, and a



dedicated laundry room adds convenience to daily routines. A bonus room tucked into the corner of the upper floor creates flexible space perfect for a TV room, reading area, or playroom.

The real value continues below with a fully finished basement featuring a legal suite. This level includes a bedroom, a full four-piece bathroom, a well-equipped kitchen, and a cozy living room, an excellent option for extended family, guests, or rental income.

Outside your door, Rangeview offers a lifestyle unlike any other. Designed around the concept of community-based food living, residents enjoy access to shared garden plots, orchards, a central greenhouse, and seasonal farmersâ€™ markets. With scenic pathways, parks, playgrounds, and a layout built for connection and sustainability, Rangeview encourages residents to grow, share, and build lasting relationships with their neighbors.

Whether you're looking for a home that adapts to your family's needs or seeking additional income potential, 33 Bartlett Way SE delivers exceptional value in one of Calgary's most forward-thinking communities. Book your private showing today and see what makes this home, and Rangeview, truly special.

Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2226470  |
| Price          | \$769,900 |
| 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     | 33 Bartlett Way |
| Subdivision | Rangeview       |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3S 0P3         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator                  |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Suite                                                                             |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | City Lot, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 31st, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 113 |
| Zoning         | R-G |
| HOA Fees       | 500 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            Royal LePage Benchmark

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