

# \$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 SE—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'll 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 life—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 office—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 line—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 boxes—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 — 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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.