

\$599,900 - 147 Bartlett Crescent Se, Calgary

MLS® #A2266587

\$599,900

3 Bedroom, 3.00 Bathroom, 1,608 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

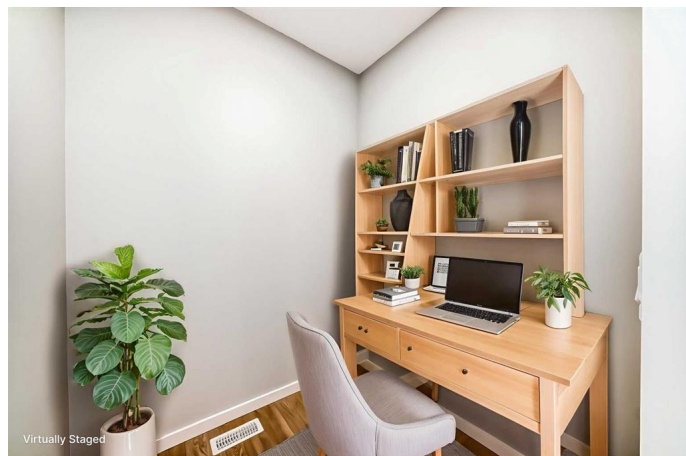
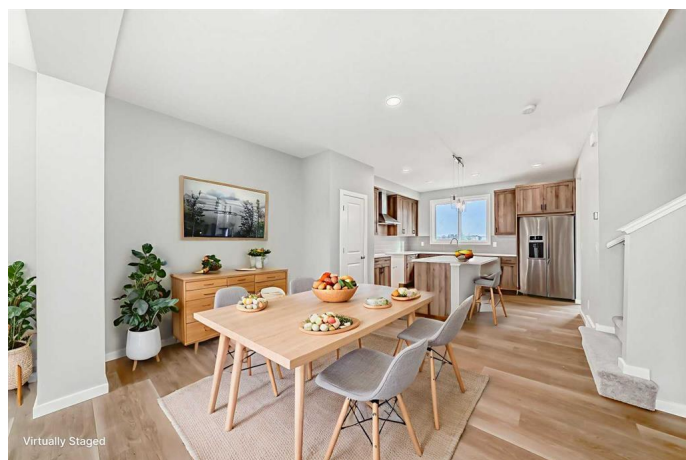
ON A CORNER LOT WITH NO NEIGHBOURS TO ONE SIDE, THIS HOME FEELS LIKE BREATHING ROOM.

1,608 square feet of balanced design—bright where you want it, private where you need it.

The main floor opens with intention: a POCKET OFFICE tucked near the entry, a living area that feels natural to gather in, and a kitchen built for everyday rhythm. The ISLAND WITH BREAKFAST BAR draws people in, while QUARTZ COUNTERS and a CHIMNEY HOOD FAN over the electric range add quiet refinement. A window over the sink catches morning light from the east, and a rear deck off the mudroom makes stepping outside effortless. FRONT YARD SOD IS ALREADY IN, so there's nothing left to finish—just move in and start living.

Upstairs, a BONUS ROOM sits between the bedrooms, offering separation without distance. The master is calm and bright, the laundry's upstairs (where it should be), and the layout just flows. In the basement, a SEPARATE SIDE ENTRY and bathroom rough-in keep future options open—whether that means guests, income, or expansion.

And then there's the setting. RANGEVIEW BY GENSTAR IS DESIGNED AROUND CONNECTION and calm—tree-lined boulevards, planned parks, and pathways that will eventually link every pocket of the



neighbourhood. On this stretch of Bartlett Crescent, the street's already quiet, the sun sets to the west, and the whole place feels like the kind of new community people will want to stay in.

Everything's finished, the keys are ready, and the timing couldn't be easier. ¤ PLEASE NOTE: Kitchen appliances are included, and will be installed prior to possession.

Built in 2025

Essential Information

MLS® #	A2266587
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,608
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	147 Bartlett Crescent Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0P7

Amenities

Amenities	Community Gardens, Park, Picnic Area, Playground, Recreation Facilities
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Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, 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	Full

Exterior

Exterior Features	BBQ gas line, None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, See Remarks, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	500
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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