

# \$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

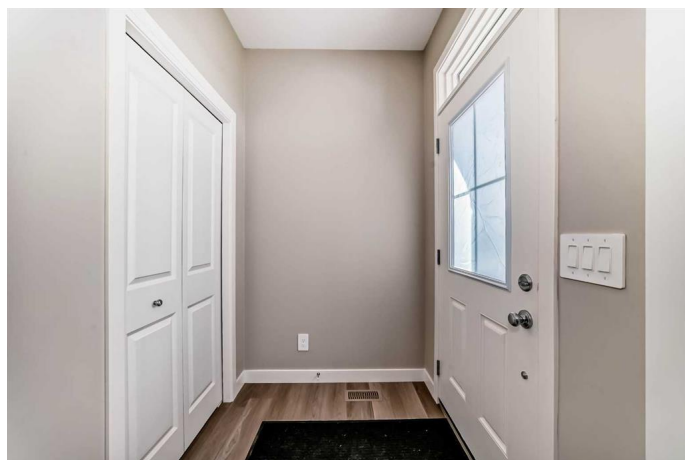
Welcome to this stunning 2-storey home located in the vibrant southeast community of Seton! Enjoy quick and convenient access to Stoney Trail, Deerfoot Trail, and just a short drive to the South Health Campus, Seton Plaza, Superstore, Cineplex, and a variety of shops, restaurants, and amenities. Step 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	24
Zoning	R-G
HOA Fees	500
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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