

# \$694,900 - 34 Mallard Heath Se, Calgary

MLS® #A2191937

**\$694,900**

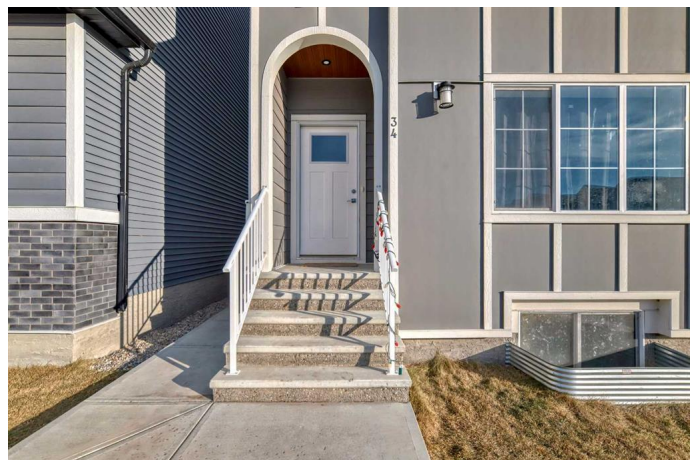
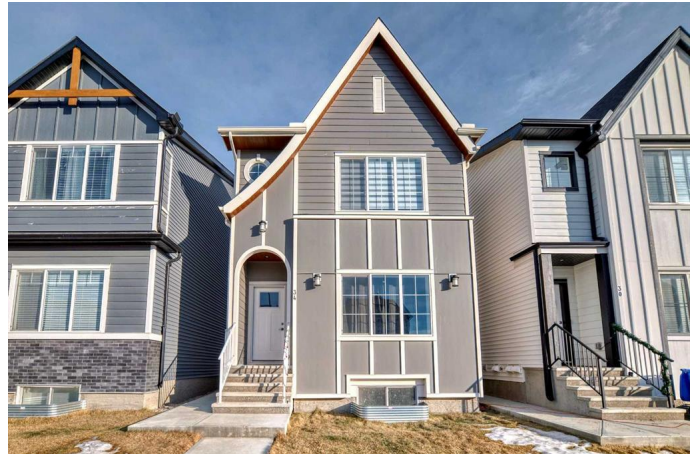
4 Bedroom, 4.00 Bathroom, 1,655 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

LEGAL SUITE | AWARD-WINNING  
RANGEVIEW COMMUNITY | 4 BEDROOMS,  
3.5 BATHROOMS | RENTAL INCOME  
OPPORTUNITY

Welcome to this beautifully upgraded fully-detached home in Rangeview, Calgary's groundbreaking community. With over 2,200 sq. ft. of thoughtfully designed, bright living space, this home is ideally located near top amenities. The home features durable vinyl plank flooring and a stunning chef's kitchen with high-end stainless steel appliances, quartz countertops, and custom cabinetry. The open concept design on the main floor is filled with natural light, thanks to oversized windows and high ceilings, creating the perfect setting for family life and entertaining. A spacious bonus room on the upper floor is versatile and can be used as a playroom, home office, or entertainment area. The luxurious primary suite includes a large bedroom with a walk-in closet and a spa-inspired ensuite with quartz counters and premium finishes. Upstairs, two additional bedrooms, a 4-piece bathroom, and convenient upper-floor laundry complete the layout. The legal basement suite features its own entrance, kitchen, living area, bathroom, and laundry, offering an excellent opportunity for rental income or private accommodations for family. Located in the city's southeast, it's just minutes from the YMCA, South Health Campus, and within a short drive to downtown Calgary and the airport. Nearby



amenities include golf courses like Heritage Pointe and Sirocco, as well as planned parks, playgrounds, ponds, and green spaces. Donâ€™t miss the chance to own this stylish, functional home in an award-winning communityâ€”schedule your viewing today! House is currently vacant and seller can supply both units vacant or with tenant in one or both units.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2191937    |
| Price          | \$694,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,655       |
| Acres          | 0.06        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 34 Mallard Heath Se |
| Subdivision | Rangeview           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3S 0E6             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Coverings, Microwave, Stove |
| Heating           | Forced Air, Central, Humidity Control                                   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Exterior Entry, Walkout                                 |

Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Shingle         |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 2nd, 2025 |
| Days on Market | 93                 |
| Zoning         | R-G                |

Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Elevate Property Management |
|----------------|-----------------------------|

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.

