\$779,900 - 235 Mallard Grove Se, Calgary

MLS® #A2239094

\$779,900

4 Bedroom, 3.00 Bathroom, 2,068 sqft Residential on 0.07 Acres

Rangeview, Calgary, Alberta

THIS IS THE ONE! WEST BACKYARD
BACKING GREENSPACE IN THE
PEACEFUL AND CONVENIENT
COMMUNITY OF RANGEVIEW!! â€" The
home that nails the balance between
eye-catching design and everyday function,
set in the vibrant community of Rangeview by
Genstar. At 235 Mallard Grove SE, the
Hemsworth model from Homes by Avi offers
over 2,000 sq ft of elevated living space and a
WEST-FACING BACKYARD that opens onto
peaceful greenspaceâ€"your own front-row
seat to Calgary's prairie sunsets from the
comfort of your 120 sq ft deck.

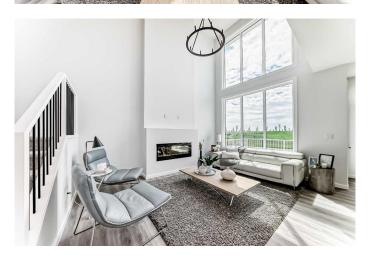
Step inside and you'II find a light-filled great room with a dramatic TWO-STOREY WINDOW WALL and an inviting fireplace feature that anchors the main floor. The kitchen is as functional as it is stylish, with quartz countertops, 42" upper cabinets, a built-in microwave, chimney hood fan, and a WALKTHROUGH PANTRY that leads directly to the mudroom and garageâ€"streamlining your day-to-day routines.

Need flexibility? A FULL BEDROOM AND BATHROOM ON THE MAIN LEVEL offer a private and versatile space for overnight guests, aging family members, or a quiet home office.

Upstairs, a central LOFT-STYLE BONUS ROOM offers the perfect place to







unwindâ€"whether it's movie night, homework time, or a cozy reading nook. Each of the three bedrooms includes a walk-in closet, and the SPACIOUS PRIMARY BEDROOM stands out with a beautifully appointed ensuite featuring DUAL SINKS, a TILED SHOWER, and a DEEP SOAKER TUB. Best of all, the WALK-IN CLOSET CONNECTS DIRECTLY TO THE LAUNDRY ROOMâ€"a thoughtful detail that makes everyday living just a little easier.

With 9' basement ceilings, a 200-amp panel, rough-in conduit for future solar, 220V wiring for an EV charger, and an 80-GALLON HOT WATER TANK, this home is built for both comfort and future readiness. Front yard landscaping is already complete, so you can settle in with one less thing to think about.

Rangeview by Genstar is more than just a neighbourhoodâ€"it's a community designed around connection, walkability, and outdoor living. With quick possession available, 235 Mallard Grove SE is move-in ready and waiting to welcome you home.

PLEASE NOTE: Floorplans for this home are shown in photos.

Built in 2025

Essential Information

MLS® # A2239094 Price \$779,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,068

Acres 0.07

Year Built 2025

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 235 Mallard Grove Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0B1

Amenities

Parking Spaces 4

Parking 220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage

Faces Front, Concrete Driveway

of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz

Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Breakfast

Bar, Pantry, Wired for Data

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Electric Range

Heating Forced Air, Natural Gas, High Efficiency, Humidity Control

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Mantle, Great Room, See Remarks

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Interior Lot, Rectangular Lot,

No Neighbours Behind, Zero Lot Line

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025

Days on Market 58

Zoning R-G

Listing Details

Listing Office CIR Realty

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