

# \$829,900 - 235 Mallard Grove Se, Calgary

MLS® #A2216303

**\$829,900**

4 Bedroom, 3.00 Bathroom, 2,068 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Welcome to 235 Mallard Grove SE—an elevated take on suburban living in Rangeview by Genstar, where thoughtful design meets everyday function. This brand new Hemsworth model from Homes by Avi offers over 2,000 sq ft of beautifully curated space and a west-facing backyard that opens onto greenspace—giving you a front-row seat to Calgary’s stunning prairie sunsets from the comfort of your oversized 120 sq ft deck. Step inside and you’ll immediately sense the difference. The heart of the home is a sun-drenched great room where a soaring two-storey window wall and fireplace feature create a dramatic yet welcoming focal point. The open-concept kitchen balances style and practicality with 42" upper cabinets, quartz countertops throughout, a chimney-style hood fan, built-in microwave, and a walkthrough pantry that connects seamlessly to the mudroom and garage entry—grocery days just got a whole lot easier. Whether you're entertaining guests or enjoying a quiet night in, this main floor is designed to make life flow. Need a flexible layout? You’ll love the full bedroom and bathroom tucked away on the main level—perfect for overnight guests, aging parents, or a quiet office retreat. Upstairs, the loft-style bonus room invites movie marathons, reading corners, or play zones. Each of the secondary bedrooms features a walk-in closet, while the spacious primary bedroom offers a thoughtful mix of comfort and convenience. In addition to a



sleek glass-and-tile shower and dual sinks, thereâ€™s even a private pass-through door connecting the walk-in closet to the laundry room. (Youâ€™ll wonder how you ever lived without it.)

The homeâ€™s foundation is as future-ready as its floor plan. Youâ€™ll find 9' basement walls, a 200-amp electrical panel, and roughed-in conduit from the mechanical room to the attic for optional future solar panels. An 80-gallon hot water tank ensures long showers are never an issue, while 220V wiring in the garage makes installing your future EV charger a breeze. And with front yard sod already included, youâ€™re starting one step ahead.

Beyond the home itself, this is your opportunity to live in one of Calgaryâ€™s most intentional new communities. Rangeview by Genstar isnâ€™t just about housesâ€”itâ€™s about lifestyle. Here, tree-lined pathways, expansive boulevards, and thoughtfully placed greenspaces make it easy to move, explore, and connect. Itâ€™s the kind of neighbourhood where kids can ride their bikes to the park, where youâ€™ll actually get to know your neighbours, and where the setting feels just a little more grounded than other southeast suburbs.

With quick possession available, all thatâ€™s missing is your story. Come experience what life could look like at 235 Mallard Grove SEâ€”you may not want to leave.

PLEASE NOTE: Photos are virtual renderings of the same model â€” fit and finish may differ on the finished spec home. Interior selections and floorplans shown in images.

Built in 2025

## Essential Information

MLS® #	A2216303
Price	\$829,900

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, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Mantle, See Remarks
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behind, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	2
Zoning	R-G

### **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.