

# \$794,900 - 235 Mallard Grove Se, Calgary

MLS® #A2239094

**\$794,900**

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 Calgaryâ€™s prairie sunsets from the comfort of your 120 sq ft deck.

Step inside and youâ€™ll 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



unwind—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 ROOM—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 neighbourhood—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          | \$794,900   |
| 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, Soaking Tub, Walk-In Closet(s), Wired for Data, Recessed Lighting |
| 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          | 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    | July 16th, 2025 |
| Days on Market | 24              |
| Zoning         | R-G             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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