

**55 Bartlett Row SE  
Calgary, Alberta**

**MLS # A2273059**



# \$779,900

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,379 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	r-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to 55 Bartlett Row SE, an exceptional two-storey residence located in the new and sought-after Southeast Calgary community of Rangeview. This impressive family home is designed for elevated living and abundant space, offering a functional main level that includes a gourmet Kitchen, an intimate Nook, and a spacious Great Room for entertaining, complemented by a versatile Den perfect for a home office or study. Practical features include a convenient Mud Room, a welcoming Foyer, a 2-piece half bathroom, and a functional double car attached garage. The expansive upper level is built for comfort and privacy, featuring four well-sized bedrooms, including a luxurious Primary Bedroom retreat complete with a lavish 5-piece ensuite bathroom and an extensive walk-in closet. The three additional bedrooms share a secondary 5-piece bathroom, while a dedicated Laundry Room adds convenience, and a large Bonus Room provides essential flexible living space for the family. Completing this fantastic property is the Unfinished Basement, offering a blank canvas ready for your custom development vision. This home perfectly balances luxurious finishes, functional design, and ample room for a growing family in a desirable Calgary community.