

# \$849,900 - 236 Mallard Grove Se, Calgary

MLS® #A2223669

**\$849,900**

4 Bedroom, 3.00 Bathroom, 2,208 sqft

Residential on 0.08 Acres

Rangeview, Calgary, Alberta

Welcome to 236 Mallard Grove SE—a home that proves you really can have it all. This is the Hawthorne model from Homes by Avi, and it's not just brand new—it's brilliantly designed and backed by some of the best views in southeast Calgary. Set on a walkout lot in Rangeview, this property backs directly onto a peaceful pond and expansive greenspace. Translation? No rear neighbours, just morning sunshine, birdsong, and space to breathe.

Step inside and get ready for a showstopper. The two-storey great room is a jaw-dropper, with massive windows that make the outdoors feel like an extension of your living room. A bonus room up top peeks into the space below, keeping everything feeling open, connected, and full of light. The main floor layout is equally smart—there's a full bedroom and bathroom tucked away for guests, in-laws, or that dream office you've been wanting. The kitchen is both stylish and functional, with quartz countertops, 42" upper cabinets, a walk-through pantry, and a gas line already roughed in for your future chef-worthy range. And just off the dining nook? A 140 sq ft raised deck with a gas BBQ hookup and views that might just make you a morning person.

Upstairs, the primary bedroom is a total retreat, complete with a walk-in closet that cleverly connects right to the laundry room (whoever thought of that deserves an award). The ensuite includes a glass and tile shower,



dual sinks, and plenty of room to unwind. Two more bedrooms and that bonus room complete the upper floor—flexible, functional, and ready for whatever your life throws at it. And because it's the details that matter: the basement has 9' ceilings and walkout access to another 140 sq ft of outdoor space. There's also an upgraded 80-gallon hot water tank, 200-amp electrical panel, EV charger rough-in, and a solar conduit from attic to mechanical room. Add in luxury vinyl plank floors, upgraded lighting, iron and wood railings, and front yard sod already in place, and you're looking at a home that's not just move-in ready—it's future-ready. All of this in Rangeview by Genstar, a community that's focused on connection, walkability, and everyday ease—with beautiful boulevards, tree-lined paths, and greenspaces that tie everything together. If you're dreaming of a home that checks every box (and adds a few you didn't know you needed), 236 Mallard Grove SE is calling your name. And yes, it's available for quick possession—so don't sleep on this one.

PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Built in 2025

**Essential Information**

MLS® #	A2223669
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,208
Acres	0.08

Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	236 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	Forced Air, Natural Gas, High Efficiency, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle, Great Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Private Entrance, 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	Brick, Composite Siding, Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 23rd, 2025  
Days on Market                25  
Zoning                              R-G

**Listing Details**

Listing Office                    CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.