

**7557 202 Avenue SE**  
**Calgary, Alberta**

**MLS # A2240371**



## \$658,000

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,646 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Impressive Semi-Detached Home in Rangeview Move-In Ready & Income-Potential Step into 1,646?sq?ft of carefully designed living space built in 2023 by Truman Homes. This stylish half-duplex offers: ? Main Floor Highlights -Chef-inspired open kitchen with island, quartz counters, pantry, gas stove, stainless-steel appliance package, and breakfast bar -ideal for entertaining and family gatherings -Bright dining/living area featuring high ceilings and ample natural light ?? Upper Level -Primary bedroom with large walk-in closet and oversized window -Two bedrooms with Rocky Mountain views -Flexible bonus room&mdash;perfect for a family room, play space, or office ?? The Basement Suite -Legal, self-contained suite with separate entry -Full kitchen, private laundry, spa-style bath&mdash;ideal for rental, in-law, or nanny use ?? Outdoor & Garage -Low-maintenance yard with custom interlock patio -Double detached garage plus additional parking options on street ?? Prime Location Situated in family-friendly Award Winning Community, close to parks, trails, YMCA, Seton Health Centre, shopping, dining and more. Rangeview, one of Calgary&rsquo;s fastest-growing communities, where exciting new development opportunities and future amenities are actively being proposed&mdash;making it not just a home, but a smart investment in a thriving area. ?? Why You&rsquo;ll Love It This nearly-new home seamlessly blends modern design with smart functionality&mdash;luxury finishes and a fully self-contained basement suite provide flexibility and value. Whether you're looking to maximize investment income or enjoy a spacious family home in a vibrant community, this property checks all the boxes.