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7654 202 Avenue SE Calgary, Alberta

MLS # A2265061



\$638,000

Division:	Rangeview					
Type:	Residential/Duplex					
Style:	2 Storey, Attached-Side by Side					
Size:	1,641 sq.ft.	Age:	2023 (2 yrs old)			
Beds:	4	Baths:	3 full / 1 half			
Garage:	Double Garage Detached					
Lot Size:	0.06 Acre					
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting					

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Quartz Counters

Inclusions: N/A

This turnkey, like-new semi-detached home in Calgary's award-winning Rangeview community offers close to 1650 sq. ft. of bright, stylish living space plus a 661 sq. ft. fully legal one-bedroom basement suite—perfect for rental income or extended family. The open-concept main floor features high ceilings, oversized windows, luxury vinyl plank flooring, and a chef-inspired kitchen with quartz countertops, stainless steel appliances, and premium cabinetry. Upstairs includes a versatile bonus room, a spacious primary suite with a walk-in closet and ensuite, two additional bedrooms, a 4-piece bath, and convenient laundry. Enjoy modern design, quality finishes, and scenic foothill views—all just minutes from the YMCA, South Health Campus, golf courses, and future parks and green spaces. Move-in ready and beautifully finished, this Rangeview home combines comfort, convenience, and exceptional value.