

7581 202 Avenue SE
Calgary, Alberta

MLS # A2299427



\$599,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,674 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: Also included: Legal suite appliances - Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer Window Coverings

TURN-KEY INVESTMENT PROPERTY | LEGAL BASEMENT SUITE | RANGEVIEW & 2023 COMMUNITY OF THE YEAR An excellent opportunity for both investors and owner-occupiers. This property features a legal basement suite secured through mid-2027 at one of the higher rental rates in the area, along with a 3-bedroom main unit with a lease ending June 30, offering potential for a July 1 possession. Well suited for first-time buyers seeking an opportunity to enter the market with the benefit of additional rental income from the legal basement suite. The main unit features an open-concept layout with high ceilings, large windows, and durable luxury vinyl plank flooring. The kitchen showcases quartz countertops, stainless steel appliances, upgraded cabinetry, and a generous pantry. Upstairs includes a bright family room, primary suite with walk-in closet and ensuite, plus two additional bedrooms and a full bath. The legal basement suite is thoughtfully finished with a full kitchen, pantry, living area, bedroom, bath, and private entrance, designed to maximize comfort and functionality. With composite siding, great curb appeal, and a prime location near parks, Seton amenities, South Health Campus, and the YMCA, this property offers quality construction, minimal maintenance, and strong long-term rental potential.