

**7386 202 Avenue SE**  
**Calgary, Alberta**

**MLS # A2319107**



**\$629,900**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,650 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Lower: Dishwasher, dryer, washer, refrigerator, electric stove, microwave hood fan

Exceptional investment opportunity in the vibrant community of Rangeview! This newly built modern half duplex with a legal basement suite offers outstanding income potential in one of Calgary's fastest-growing communities. The thoughtfully designed upper level features an open-concept layout with spacious living and dining areas, creating the perfect setting for everyday living and entertaining. At the heart of the home is a stunning chef-inspired kitchen showcasing ceiling-height soft-close cabinetry, stone countertops, and a premium gas range. The main floor also includes a convenient mudroom and powder room. Upstairs, you'll find a spacious family room, a versatile bonus room, a dedicated laundry room, and three bedrooms, including an impressive primary retreat with a coffered ceiling, walk-in closet, and luxurious ensuite. Two additional bedrooms and a full bathroom complete the upper level. Adding tremendous value is the beautifully finished legal basement suite, complete with its own private separate entrance for enhanced privacy and convenience. Bright and inviting, the suite features 9-foot ceilings, large windows, a spacious bedroom with a walk-in closet, a full bathroom, and its own laundry, making it an ideal setup for tenants or extended family. Additional upgrades include blinds throughout and an oversized double detached garage, offering ample room for vehicles, storage, and recreational equipment. Ideally located in the thriving new community of Rangeview, nestled between the established amenities of Seton and Mahogany, this home is just steps from greenspace, a pond, dog park, and future amenities. Surrounded by exciting new development, this is a rare opportunity to own a modern, income-generating property in one of southeast Calgary's most desirable communities.