

7386 202 Avenue SE
Calgary, Alberta

MLS # A2353599

\$599,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,678 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Covered, Double Garage Detached, Enclosed, Garage Door Op		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement: Dishwasher, Dryer, Washer, Refrigerator, Electric stove, Microwave Hood Fan		

Modern half duplex with a one-bedroom legal basement suite and an oversized double detached garage in Rangeview, Southeast Calgary. This newly built home offers three bedrooms upstairs, upgraded finishes throughout, and flexible living options for homeowners, investors, or extended families. The open-concept main floor features spacious living and dining areas anchored by a chef-inspired kitchen with ceiling-height soft-close cabinetry, stone countertops, and a premium gas range. A convenient mudroom and powder room complete the main level. Upstairs, generous family and bonus spaces provide room to relax, work, or play, alongside a dedicated laundry room and three bedrooms. The primary retreat showcases a coffered ceiling, walk-in closet, and a beautifully appointed ensuite. Two additional bedrooms share a full bathroom. The LEGAL basement suite offers a private separate entrance, 9-foot ceilings, and large windows that create a bright, welcoming living space. A spacious bedroom with a walk-in closet, full bathroom, and separate laundry make this Legal suite well suited for rental income or multigenerational living. Blinds throughout and an oversized double detached garage add everyday convenience, with ample space for parking, storage, and recreational equipment. Located in Calgary's growing Rangeview community, near Seton and Mahogany amenities, this property offers access to nearby greenspace, a pond, and a dog park. Whether you are seeking a southeast Calgary investment property or a home with a legal basement suite to help offset ownership costs, this Rangeview duplex combines modern comfort, practical design, and income potential from legal basement suite.