

tbv, 7674 202 Avenue SE
Calgary, Alberta

MLS # A2211397



\$673,000

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|------------------|----------------------------|---------------|------------------|
| Division: | Rangeview | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Up/Down | | |
| Size: | 1,641 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt, Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-Gm |
| Foundation: | Wood | Utilities: | - |
| Features: | Closet Organizers, Open Floorplan, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: none

LEGAL SUITE | 2023 CALGARY'S BEST NEW COMMUNITY | Welcome to this beautifully upgraded, modern semi-detached home in Rangeview. This home offers an abundance of natural light and scenic views of the surrounding foothills, all within minutes of premier amenities. Built with premium Hardie board siding, this home combines style and durability. Inside, the main floor's open-concept design, high ceilings, and oversized windows create an ideal setting for entertaining. An elegant living area flows into a chef's dream kitchen featuring stainless steel appliances, quartz countertops, and high-end cabinetry and then on to your formal dining space. With upgraded vinyl plank flooring and knockdown ceilings throughout, this home exudes contemporary elegance. Upstairs, a versatile bonus room awaits, perfect as a TV room, playroom, office, or flex space. The primary suite boasts a walk-in closet and a luxurious ensuite with stone countertops and high-end finishes. Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete this level. The fully self-contained, one-bedroom legal basement suite—with a separate entrance, full kitchen, spacious living area, and bathroom—offers a fantastic rental income opportunity or an ideal space for extended family. Located in Calgary's southeast, Rangeview provides easy access to top amenities: just 5 minutes to the YMCA, 6 minutes to South Health Campus, 26 minutes to downtown Calgary, and 35 minutes to the airport. The community is close to Spruce Meadows, Heritage Pointe, and Sirocco golf courses, with future plans including playgrounds, ponds, and lush green spaces. Directions: From Deerfoot Trail, head east on Seton Blvd, then turn right onto 52nd Street SE and drive south. Continue along 52nd Street SE until you reach the roundabout entering

Rangeview, where you'll take the first exit onto 202 Ave SE. Follow 202 Ave SE to the second roundabout, the property is located just past that roundabout on the right.