

# \$659,000 - 7386 202 Avenue Se, Calgary

MLS® #A2217164

**\$659,000**

4 Bedroom, 4.00 Bathroom, 1,668 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

**\*\*Fully Rented & Professionally Managed\*\***

Modern half duplex with Legal Suite â€“

Perfect for Investors! The upper unit is fully self contained and features 3 bedrooms, 2.5 bathrooms, a full laundry room, a family room, and an additional bonus room. The gourmet kitchen is a chef's dream with ceiling-height soft-close cabinetry, stone countertops, and a gas range. Adjacent to the kitchen is a spacious dining area, a half bath, and a convenient mudroom. The top floor boasts a laundry room, a large primary bedroom with a coffered ceiling, a walk-in closet, and a luxurious ensuite. Two more bedrooms, a full bathroom, and a large bonus room complete the upper level. Downstairs, the spacious 755 sq ft one-bedroom legal basement suite features 9-foot ceilings, large windows, and high-end finishes like designer tiles, wide-plank vinyl flooring, and LED pot lights. Additional upgrades include blinds throughout and a double detached garage! This home is newly built and located in the thriving new community of Rangeview, nestled between the well-established communities of Seton and Mahogany. Just steps away from greenspace with a pond, dog park, and upcoming amenities, this property is surrounded by exciting new development! Both units are vacant only until August 1!

Built in 2022

## Essential Information



MLS® #	A2217164
Price	\$659,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,668
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	7386 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Forced Air, Natural Gas, Electric
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
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Lot Description	Back Lane, Level, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	73
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
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