



**GRASSROOTS**  
REALTY GROUP

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**7378 202 Avenue SE  
Calgary, Alberta**

**MLS # A2221306**



**\$659,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,645 sq.ft.	<b>Age:</b>	2022 (3 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, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	Lower: Refrigerator, Electric Stove, Dishwasher, Built-in Microwave, Washer & Dryer		

This gorgeous duplex comes with 3 bedrooms and 2.5 baths on the upper levels plus a 1 bed, 1 bath Legal basement suite with it's own side entrance. The main floor consists of an open plan with luxury vinyl plank and large windows that bring in tons of natural sunlight. The Ultra-Lux kitchen is a chef's delight, with upgraded S/S appliances, gas stove, custom cabinets, quartz counter-tops plus a large center island that overlooks the spacious living room and separate dining area. Completing the main level is a 2 pc bath, huge pantry and mudroom off the back entrance. Upstairs you will find a huge primary bedroom with a walk-in closet and 4pc ensuite plus a large bonus room, 2 additional bedrooms, 4pc bath and laundry area. The Legal basement suite comes with a full kitchen, S/S appliances, quartz countertops and ample cupboard/counter space. Completing the lower level is a good sized bedroom plus a 4pc bath, laundry area and extra storage. Additional bonuses include front landscaping plus a double detached garage and a paved back-alley. Located close to schools, future greenspaces, major shopping/restaurants, South Health Campus Hospital and easy access to main roadways. This home shows like new.