



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**7686 202 Avenue SE**  
**Calgary, Alberta**

**MLS # A2237634**



**\$685,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NA

**NO CONDO FEES | CORNER UNIT | DOUBLE GARAGE | FULLY LANDSCAPED** Welcome to this stunning corner townhouse that perfectly blends style, space, and freedom—no condo fees! Located on a quiet street in a vibrant, family-friendly community, this home stands out with its double detached garage, fully fenced & landscaped yard, and abundance of natural light. Step inside to find a bright, open-concept layout featuring a modern kitchen with stainless steel appliances, quartz countertops, and a large island—perfect for hosting! The spacious living and dining areas flow seamlessly to the private backyard oasis, ideal for summer BBQs and gatherings. Upstairs offers generously sized bedrooms including a primary suite with walk-in closet and ensuite, while the basement awaits your personal touch—perfect for a home gym, rec room, or guest space. Corner units like this don't come often—offering extra windows, more privacy, and extra street parking. Don't miss your chance to own this move-in ready home with all the perks and zero monthly fees! ?? Book your showing today—this one checks all the boxes!