



GRASSROOTS
REALTY GROUP

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7626 202 Avenue SE
Calgary, Alberta

MLS # A2238308



\$645,000

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,457 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Recessed Lighting, Stone Counters, Vinyl Windows		

Inclusions: n/a

Step into this exceptional, upgraded, home featuring legal 1-bedroom basement suite. Designed with both elegance and functionality in mind, this property offers upgraded finishes. The main floor showcases an expansive open-concept design, highlighted by a gourmet kitchen with full height cabinets equipped with a stylish stainless steel appliances, and convenient breakfast bar—perfect for everyday living and entertaining. Adjacent to the kitchen, the spacious dining area easily accommodates gatherings, while a discreetly located powder room enhances convenience. A well-designed mudroom provides direct access to the backyard, and double detached garage. Upstairs, the generously sized primary suite features a walk-in closet and a 4-piece en-suite. Two additional bedrooms, a second full bathroom, and a dedicated laundry area. The fully developed basement includes a self-contained, legal 1-bedroom suite with private entrance, in-suite laundry, full 4-piece bathroom, and soaring ceilings that create an open and airy feel. Whether for extended family or rental income, this suite adds exceptional versatility to the home. Additional features include a detached double garage, offering ample parking and storage, recessed lighting, stylish, light fixtures, and large picturesque windows, LVP throughout except for the bedrooms, 2 furnaces, upgraded blinds. Don't miss your chance to own this contemporary, income-producing property that seamlessly combines modern design, comfort, and investment potential. Rent is 2500 up and 1325 down with tenants paying utilities. A great investment property or a option to help pay for a mortgage.