



GRASSROOTS
REALTY GROUP

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**7557 202 Avenue SE
Calgary, Alberta**

MLS # A2240371



\$658,000

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,646 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Impressive Semi-Detached Home in Rangeview Move-In Ready & Income-Potential Step into 1,646?sq?ft of carefully designed living space built in 2023 by Truman Homes. This stylish half-duplex offers: ? Main Floor Highlights -Chef-inspired open kitchen with island, quartz counters, pantry, gas stove, stainless-steel appliance package, and breakfast bar -ideal for entertaining and family gatherings -Bright dining/living area featuring high ceilings and ample natural light ?? Upper Level -Primary bedroom with large walk-in closet and oversized window -Two bedrooms with Rocky Mountain views -Flexible bonus room—perfect for a family room, play space, or office ?? The Basement Suite -Legal, self-contained suite with separate entry -Full kitchen, private laundry, spa-style bath—ideal for rental, in-law, or nanny use ?? Outdoor & Garage -Low-maintenance yard with custom interlock patio -Double detached garage plus additional parking options on street ?? Prime Location Situated in family-friendly Award Winning Community, close to parks, trails, YMCA, Seton Health Centre, shopping, dining and more. Rangeview, one of Calgary’s fastest-growing communities, where exciting new development opportunities and future amenities are actively being proposed—making it not just a home, but a smart investment in a thriving area. ?? Why You’ll Love It This nearly-new home seamlessly blends modern design with smart functionality—luxury finishes and a fully self-contained basement suite provide flexibility and value. Whether you're looking to maximize investment income or enjoy a spacious family home in a vibrant community, this property checks all the boxes.