



GRASSROOTS
REALTY GROUP

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7488 202 Avenue SE
Calgary, Alberta

MLS # A2245152



\$539,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,358 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot,		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Data		

Inclusions: N/A

IMAGINE WALKING INTO A HOME AND NOT WANTING TO CHANGE A SINGLE THING — NOT EVEN THE PAINT. That's 7488 202 Avenue SE — a former Homes by Avi SHOWHOME in Rangeview by Genstar that's NEVER BEEN LIVED IN, yet somehow already knows exactly what you want. It's polished. It's intentional. It's MOVE-IN READY without screaming "spec home." And yes, it's going to make you question how you ever considered anything else. I've walked through hundreds of new builds, and THIS ONE IS A STANDOUT. The selections were made by actual designers — not an exhausted homeowner trying to choose tile on a lunch break. QUARTZ COUNTERTOPS, a SILGRANIT SINK, sleek cabinets, GAS LINE for your future fancy range, and recessed lighting where it should be. Luxury vinyl plank on the main. Carpet where you want it. Upstairs laundry because of course. There's even a 10' X 10' REAR DECK already built and begging for a string of patio lights and a cold drink in July. The floorplan is refreshingly smart: open concept where it counts, privacy where you need it. Three bedrooms, 2.5 baths, and a kitchen that lets you cook without cutting off the conversation. THE FRONT ENTRY EVEN HAS A WALK-IN CLOSET — a rare luxury at this size and price point. The master retreat feels more boutique hotel than builder basic with a dedicated ensuite and walk-in closet. The additional bedrooms are versatile and well laid out — perfect for kids, guests, or that hybrid office-you-swear-you'll-use. And yes, there's an actual LAUNDRY ROOM upstairs — not a closet — with space to sort, hang, and close the door on the mess when needed. NOW LET'S TALK ABOUT THE BASEMENT — because this

one has potential with a capital P. It's got a separate side entry, 9' foundation walls, a SECOND LAUNDRY ROUGH-IN, bathroom rough-in, and even a BAR/UTILITY SINK ROUGH-IN. Translation? You've got options. Whether it's multi-generational living, a private guest zone, or a future rental to offset that mortgage, you're not locked into someone else's idea of what a basement should be. Other perks? AIR CONDITIONING (bless), Hardie board siding on the front, 200 amp electrical panel, LANDSCAPING WITH SPRINKLER SYSTEM, and a rear parking pad that's already done and ready. Rangeview by Genstar is a southeast Calgary community DESIGNED FOR ACTUAL PEOPLE — with wide boulevards, treed pathways, parks, and a layout that connects you to schools, shopping, and greenspaces without feeling like you're stuck in suburbia. It's the kind of place where kids ride their bikes, neighbours wave, and your life gets just a little bit easier. This isn't just a home that looks good in photos — it's one that feels right the moment you walk in. And if you've been waiting for something with both style and substance? YOU JUST FOUND ONE WORTH SEEING. Reach out to book your showing today!