



GRASSROOTS
REALTY GROUP

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

7498 202 Avenue SE
Calgary, Alberta

MLS # A2246462



\$649,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,468 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Underground Sp		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Data

Inclusions: Basement Dishwasher, Basement Electric Range, Basement Microwave Hood Fan, Basement Washer/Dryer Stacked

WHEN YOU BUY A SHOWHOME, YOU'RE NOT JUST GETTING A HOUSE—YOU'RE STEPPING INTO A FULLY REALIZED VISION. At 7498 202 Avenue SE, every finish, fixture, and feature has been hand-selected by Homes by Avi's design team—BUILT TO TURN HEADS and styled to stir up SERIOUS home envy. This is a NEVER-LIVED-IN showhome PACKED WITH PREMIUM UPGRADES and thoughtful details. From the moment you step onto the full-width front porch, and see the clean lines of the corner lot, you know this one's different. The Hardie board detailing, side-entry porch, rear deck, and 20X20 DETACHED GARAGE? All included. The irrigation, the fencing, the landscaping? Done. The vision? Flawless. Inside, the layout flows with ease and intention—ceilings, DESIGNER LIGHTING, quartz countertops, and a chimney hood fan over a sleek electric range (with a gas line roughed in if you ever want to upgrade). There's a SILGRANIT UNDERMOUNT SINK in the kitchen, a WALK-IN PANTRY tucked just where you need it, and BUILT-IN LOCKERS off the back entry to keep everyday clutter stylishly in check. But the true showstopper? A 50-INCH ELECTRIC FIREPLACE set into a custom accent-painted feature wall in the living room. It's bold, sculptural, and quietly confident—just like the home itself. Upstairs, the design keeps delivering. The master bedroom is a true retreat, with a walk-in closet and stylish ensuite. Two additional bedrooms, a full bath, and UPPER-FLOOR LAUNDRY make the second level as functional as it is beautiful. And just when you think it can't get better—you remember the FULLY FINISHED LEGAL BASEMENT SUITE. With its own side entrance, kitchen, laundry, and mechanical zone, this suite is ready for rental income,

multigenerational living, Airbnb potential, or whatever chapter your story calls for next. Comfort comes standard with CENTRAL A/C, an 80-GALLON HOT WATER TANK, 200-amp electrical service, and a DUAL-ZONE FURNACE that lets you customize temperatures between the basement and upper floors. Even the bones of this home were built with brains. And then there's the community. Rangeview by Genstar isn't about gimmicks—it's about walkability, tree-lined streets, FUTURE SCHOOLS and gathering spaces, and a connected neighbourhood that puts people first. Wide boulevards, thoughtful planning, and a sense of belonging are built right into the blueprint. And with amenities and community features still unfolding, there's even MORE TO LOOK FORWARD TO. This isn't just a great duplex. It's a DESIGNER HOME, an INCOME GENERATOR, a SMART INVESTMENT, and a place you'll feel proud to come home to. It's MOVE-IN READY, showhome polished, and waiting for someone who wants MORE than just a house—they want a lifestyle. Don't wait! Book your showing, before someone else makes it theirs.