



7468 202 Avenue SE  
Calgary, Alberta

MLS # A2255511



**\$574,900**

<b>Division:</b>	Rangeview	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,377 sq.ft.	<b>Age:</b> 2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer.

\*\*\* Price Improvement! Best Value in Rangeview \*\*\* Discover opportunity in desirable Rangeview - Semi-detached 3 bedroom 2.5 bathroom Upper with LEGAL 1 bedroom 1 bathroom basement suite. Welcome home to 7468 202 Ave SE! This beautiful home offers a truly unique blend of elevated family living and income potential with modern designer finishings throughout, featuring a legal 1-bedroom basement suite with its own separate entrance on the lower level. The main level showcases a bright and open layout, with living and dining space flowing seamlessly into the gourmet kitchen. The spacious kitchen features stainless steel appliances, custom cabinetry, quartz countertops & casual counter seating &ndash; perfect for everyday living & entertaining! A 2-piece bath and generous front and back entryways complete the main level. Upstairs, you will find 3 great sized bedrooms, including the primary bedroom with a 4-piece ensuite bath and walk-in closet. Convenient upper-level laundry and storage with built-ins make laundry day easy! Downstairs, you will find the fully self-contained legal basement suite featuring a well-equipped kitchen with stainless steel appliances, a living/dining area, 1 bedroom, a full 4-piece bathroom, and a separate laundry. So many options for this LEGAL suite - generate additional income, provide a flexible option for multi-generational living, or additional live/work space. This property truly delivers an unbeatable combination of style, functionality, and income-generating capability, all within a prime Rangeview location. Easy access to playgrounds, shopping, & Stoney Trail to get to all the places you need to go! Don't miss your chance to own this remarkable home &ndash; book your viewing today!