



GRASSROOTS
REALTY GROUP

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7581 202 Avenue SE
Calgary, Alberta

MLS # A2264033



\$630,000

Division:	Rangeview		
Type:	Residential/Triplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,674 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: Legal suite appliances - Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer Window Coverings

TURN-KEY INVESTMENT PROPERTY | LEGAL SUITE | RANGEVIEW & 2023 COMMUNITY OF THE YEAR. A solid investment opportunity in one of Calgary's fastest-growing southeast communities. This modern 3 bed, 2.5 bath row home includes a fully self-contained 1 bedroom legal suite, offering two separate income streams. Both units are tenanted under fixed-term leases until mid-2026, and tenants have expressed interest in staying long term, providing immediate, stable cash flow and the ability to watch your investment appreciate, while the tenants pay down the mortgage. The main unit offers an open-concept layout with high ceilings, large windows, and durable luxury vinyl plank flooring. The spacious kitchen features quartz countertops, stainless steel appliances, upgraded cabinetry, and a generous pantry. The upper level includes a bright family room, a primary suite with walk-in closet and ensuite, two additional bedrooms, and a full bath. The legal basement suite mirrors the same modern finishes as the main home and has been meticulously designed to capture every square foot, maximizing functionality and comfort. It includes a large kitchen, separate pantry, and lots of storage, along with a living area, bedroom, bathroom, and private entrance, creating an efficient and desirable space for tenants. With composite siding, attractive curb appeal, and a convenient location near parks, the South Health Campus, Seton amenities, and the YMCA, this property offers strong income potential, minimal maintenance, and long-term stability. An excellent addition to any investment portfolio.