



GRASSROOTS
REALTY GROUP

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7654 202 Avenue SE
Calgary, Alberta

MLS # A2265061



\$638,000

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,641 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-Gm
Utilities:	-

Inclusions: N/A

This turnkey, like-new semi-detached home in Calgary's award-winning Rangeview community offers close to 1650 sq. ft. of bright, stylish living space plus a 661 sq. ft. fully legal one-bedroom basement suite—perfect for rental income or extended family. The open-concept main floor features high ceilings, oversized windows, luxury vinyl plank flooring, and a chef-inspired kitchen with quartz countertops, stainless steel appliances, and premium cabinetry. Upstairs includes a versatile bonus room, a spacious primary suite with a walk-in closet and ensuite, two additional bedrooms, a 4-piece bath, and convenient laundry. Enjoy modern design, quality finishes, and scenic foothill views—all just minutes from the YMCA, South Health Campus, golf courses, and future parks and green spaces. Move-in ready and beautifully finished, this Rangeview home combines comfort, convenience, and exceptional value.