

\$669,900 - 7561 202 Avenue Se, Calgary

MLS® #A2217122

\$669,900

4 Bedroom, 4.00 Bathroom, 1,628 sqft

Single Family on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to 7561-202 Avenue SE., situated in the highly coveted SE COMMUNITY where OPPORTUNITY KNOCKS for SAVVY INVESTORS!!! Great INCOME POTENTIAL /MORTGAGE HELPER for the new homeowner! This OUTSTANDING 3 YEAR OLD ,LEGALLY SUITED ATTACHED RESIDENCE was developed to the FINEST STANDARDS AND HIGHEST QUALITY with a FULLY DEVELOPED LOWER -LEGAL SECONDARY SUITE- LIVE UP AND RENT DOWN MORTGAGE HELPER, NANNY OR IN-LAW SUITE! The UPPER LEVEL boasts 3 BEDROOMS, while the LOWER LEVEL features a ONE-BEDROOM LEGAL BASEMENT SUITE. With 9' HIGH CEILINGS and ABUNDANT WINDOWS, the main level is flooded with natural light, complemented by lighter HIGH-END FINISHES. The MAIN FLOOR showcases LUXURY VINYL FLOORING from the LIVING ROOM to the DINING ROOM, paired with CERAMIC TILE IN the entryways and a 2-PIECE BATHROOM. The KITCHEN IS A CHEF'S PARADISE, featuring STAINLESS STEEL APPLIANCES, MODERN CABINETRY, QUARTZ COUNTERTOPS AND A GAS STOVE. A spacious CENTER ISLAND and EXTRA OVERHANG COUNTER-HEIGHT SEATING area provide ample space for culinary endeavors. Carpeted stairs lead to the SECOND FLOOR featuring an additional LIVING AREA/FAMILY ROOM, 2 BEDROOMS, A 4-PIECE BATHROOM AND A



CONVENIENT LAUNDRY ROOM. The MASTER BEDROOM boasts a KNOCKDOWN CEILING, a generous WALK-IN CLOSET, and a 4-PIECE ENSUITE. The LEGAL SECONDARY SUITE, ACCESSIBLE FROM THE SIDE OF THE DUPLEX VIA A CEMENT WALKWAY, mirrors the stylish finishes found on the upper level. TALL CEILINGS, VINYL FLOORS AND A MODERN KITCHEN create an inviting and airy ambiance. Your own FRONT LOAD WASHER AND DRYER ARE discreetly placed next to a 4-PIECE BATHROOM. Step outside into the SPACIOUS BACKYARD, where you will also be pleased to find a DETACHED ,DOUBLE CAR GARAGE with access through the backside alley. Enjoy the convenience of this EXCELLENT LOCATION, close to Schools, the South Calgary Health Campus (Hospital), Shopping, Amenities, MAJOR ROADWAYS and the biggest YMCA in the world. Don't miss the chance to seize this INVESTMENT OPPORTUNITY in Rangeview, where legal sophistication meets semi-detached charm! Main unit is rented - one year lease ending June 2026. Monthly rent \$2250 + utilities. The basement unit is rented until the end of August2026. Monthly rent \$1200. \$3450 rental income for the house - GREAT INVESTMENT! The buyer will assume the tenants! (id:6289)

Built in 2023

Essential Information

Listing #	A2217122
Price	\$669,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,628
Acres	0.06
Year Built	2023

Type	Single Family
Sub-Type	Freehold

Community Information

Address	7561 202 Avenue Se
Subdivision	Rangeview
City	Calgary
Province	Alberta
Postal Code	T3S0E9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No neighbours behind, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Range - Electric, Dishwasher, Dryer, Microwave, Microwave Range Hood Combo, Garage door opener, Washer/Dryer Stack-Up
Heating	Electric, Natural gas Baseboard heaters, Central heating
Cooling	None
# of Stories	2
Basement	Separate entrance, Suite

Exterior

Exterior	Composite Siding, Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

