

\$599,900 - 7468 202 Avenue Se, Calgary

MLS® #A2255511

\$599,900

4 Bedroom, 4.00 Bathroom, 1,376 sqft

Single Family on 0.06 Acres

Rangeview, Calgary, Alberta

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 â€“ 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 â€“ book your viewing today! (id:6289)

Built in 2022

Essential Information

Listing #	A2255511
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,376
Acres	0.06
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7468 202 Avenue Se
Subdivision	Rangeview
City	Calgary
Province	Alberta
Postal Code	T3S0E7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer & Dryer
Heating	Forced air
Cooling	None

# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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