# \$668,000 - 7557 202 Avenue Se, Calgary

MLS® #A2213902

### \$668,000

4 Bedroom, 4.00 Bathroom, 1,646 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Elevate your lifestyleâ€"ideal for both investors and end users!

This charming home features a chef-inspired kitchen, bright dining area, and welcoming living space perfect for entertaining.

Upstairs includes 2 bedrooms with stunning Rocky Mountain views, a bonus room for movie nights or a kids' playroom, and a spacious primary suite with a large walk-in closet and oversized window.

Earn rental income with the legal basement suite, complete with a full kitchen, private laundry, separate entrance, and spa-like bath. Perfect for nanny or in-law suite.

Enjoy sunsets in your low-maintenance backyard with custom interlock and full privacy.

Located in a family-friendly neighborhood near parks, trails, Seton Health Centre, YMCA, shopping, dining, and more.

Built in 2023

#### **Essential Information**

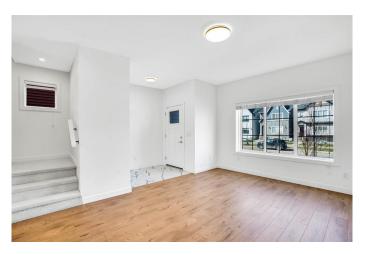
MLS® # A2213902 Price \$668,000

Bedrooms 4

Bathrooms 4.00







Full Baths 3 Half Baths 1

Square Footage 1,646 Acres 0.06 Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 7557 202 Avenue Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0E9

#### **Amenities**

Parking Spaces 2

Parking Covered, Double Garage Detached, On Street, Rear Drive, Secured

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Smoking

Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In

Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Gas Stove, Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Garden, Lighting, Private Entrance

Lot Description Garden, Landscaped, Low Maintenance Landscape, No Neighbours

Behind, See Remarks, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

## **Additional Information**

Date Listed April 22nd, 2025

Days on Market 58

Zoning R-G

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. 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. Used under license.