

\$669,000 - 7386 202 Avenue Se, Calgary

MLS® #A2217164

\$669,000

4 Bedroom, 4.00 Bathroom, 1,668 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Modern Half Duplex with Legal Suite –
Perfect for Investors or Homeowners! The upper unit is fully self contained and features 3 bedrooms, 2.5 bathrooms, a full laundry room, a family room, and an additional bonus room. The gourmet kitchen is a chef's dream with ceiling-height soft-close cabinetry, stone countertops, and a gas range. Adjacent to the kitchen is a spacious dining area, a half bath, and a convenient mudroom. The top floor boasts a laundry room, a large primary bedroom with a coffered ceiling, a walk-in closet, and a luxurious ensuite. Two more bedrooms, a full bathroom, and a large bonus room complete the upper level. Downstairs, the spacious 755 sq ft one-bedroom legal basement suite features 9-foot ceilings, large windows, and high-end finishes like designer tiles, wide-plank vinyl flooring, and LED pot lights. Additional upgrades include blinds throughout and a double detached garage! This home is newly built and located in the thriving new community of Rangeview, nestled between the well-established communities of Seton and Mahogany. Just steps away from greenspace with a pond, dog park, and upcoming amenities, this property is surrounded by exciting new development! Lower unit is vacant and upper unit could be vacant July 1, 2025.

Built in 2022

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2217164 |
| Price | \$669,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,668 |
| Acres | 0.06 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 7386 202 Avenue Se |
| Subdivision | Rangeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3S 0E7 |

Amenities

| | |
|----------------|-------------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Baseboard, Electric, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

| | |
|-----------------|--------------------------------------------|
| Lot Description | Back Lane, Level, Views |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 17 |
| Zoning | R-G |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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