

# \$685,000 - 7686 202 Avenue Se, Calgary

MLS® #A2237634

**\$685,000**

3 Bedroom, 3.00 Bathroom, 1,529 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

NO CONDO FEES | CORNER UNIT |  
DOUBLE GARAGE | FULLY LANDSCAPED

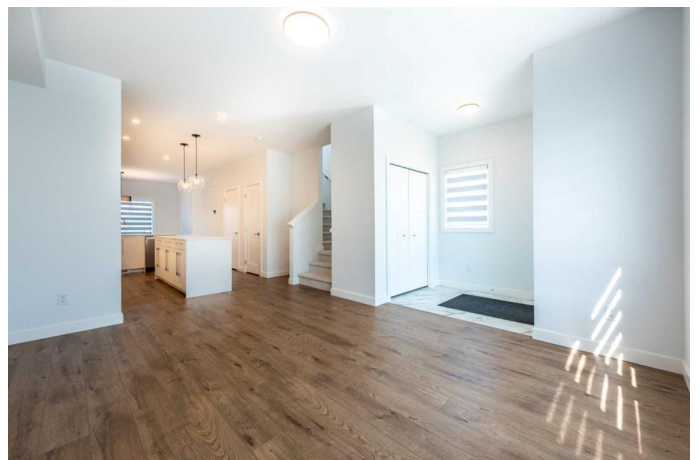
Welcome to this stunning corner townhouse that perfectly blends style, space, and freedom—no condo fees! Located on a quiet street in a vibrant, family-friendly community, this home stands out with its double detached garage, fully fenced & landscaped yard, and abundance of natural light.

Step inside to find a bright, open-concept layout featuring a modern kitchen with stainless steel appliances, quartz countertops, and a large island—perfect for hosting! The spacious living and dining areas flow seamlessly to the private backyard oasis, ideal for summer BBQs and gatherings.

Upstairs offers generously sized bedrooms including a primary suite with walk-in closet and ensuite, while the basement awaits your personal touch—perfect for a home gym, rec room, or guest space.

Corner units like this don't come often—offering extra windows, more privacy, and extra street parking. Don't miss your chance to own this move-in ready home with all the perks and zero monthly fees!

?? Book your showing today—this one checks all the boxes!



Built in 2023

**Essential Information**

MLS® #	A2237634
Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,529
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	7686 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H7

**Amenities**

Amenities	None
Parking Spaces	400
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer Stacked, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Entrance, Private Yard  
Lot Description        Back Lane, Back Yard, Corner Lot  
Roof                      Asphalt, Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 7th, 2025  
Days on Market        21  
Zoning                    R-Gm  
HOA Fees                498  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Ace Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.