

# \$673,000 - Tbv, 7674 202 Avenue Se, Calgary

MLS® #A2211397

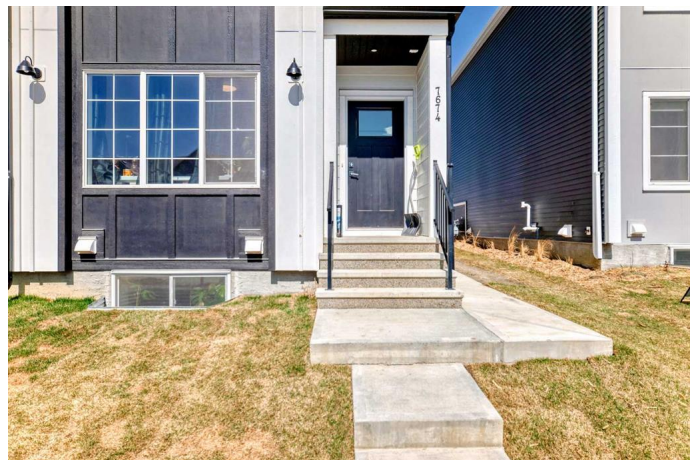
**\$673,000**

4 Bedroom, 4.00 Bathroom, 1,641 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

LEGAL SUITE | 2023 CALGARY'S BEST NEW COMMUNITY | Welcome to this beautifully upgraded, modern semi-detached home in Rangeview. This home offers an abundance of natural light and scenic views of the surrounding foothills, all within minutes of premier amenities. Built with premium Hardie board siding, this home combines style and durability. Inside, the main floor's open-concept design, high ceilings, and oversized windows create an ideal setting for entertaining. An elegant living area flows into a chef's dream kitchen featuring stainless steel appliances, quartz countertops, and high-end cabinetry and then on to your formal dining space. With upgraded vinyl plank flooring and knockdown ceilings throughout, this home exudes contemporary elegance. Upstairs, a versatile bonus room awaits, perfect as a TV room, playroom, office, or flex space. The primary suite boasts a walk-in closet and a luxurious ensuite with stone countertops and high-end finishes. Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete this level. The fully self-contained, one-bedroom legal basement suite—with a separate entrance, full kitchen, spacious living area, and bathroom—offers a fantastic rental income opportunity or an ideal space for extended family. Located in Calgary's southeast, Rangeview provides easy access to top amenities: just 5 minutes to the YMCA, 6 minutes to South Health Campus, 26 minutes



to downtown Calgary, and 35 minutes to the airport. The community is close to Spruce Meadows, Heritage Pointe, and Sirocco golf courses, with future plans including playgrounds, ponds, and lush green spaces. Directions: From Deerfoot Trail, head east on Seton Blvd, then turn right onto 52nd Street SE and drive south. Continue along 52nd Street SE until you reach the roundabout entering Rangeview, where you'll take the first exit onto 202 Ave SE. Follow 202 Ave SE to the second roundabout, the property is located just past that roundabout on the right.

Built in 2023

**Essential Information**

MLS® #	A2211397
Price	\$673,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,641
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Up/Down
Status	Active

**Community Information**

Address	Tbv, 7674 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0H7

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Asphalt, Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 12th, 2025
Days on Market	30
Zoning	R-Gm

## Listing Details

Listing Office	VIP Realty & Management
----------------	-------------------------

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.