# \$645,000 - 7626 202 Avenue Se, Calgary

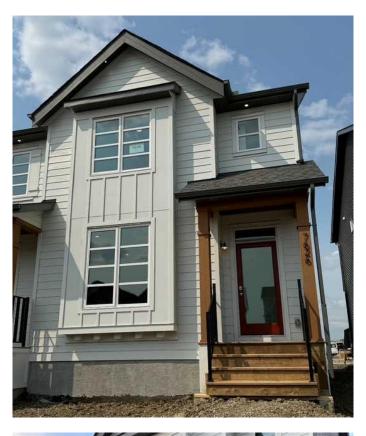
MLS® #A2225906

## \$645,000

4 Bedroom, 4.00 Bathroom, 1,457 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Step into this exceptional, upgraded, home featuring legal 1-bedroom basement suite. Designed with both elegance and functionality in mind, this property offers upgraded finishes, The main floor showcases an expansive open-concept design, highlighted by a gourmet kitchen with full height cabinets equipped with a stylish stainless steel appliances, and convenient breakfast barâ€"perfect for everyday living and entertaining. Adjacent to the kitchen, the spacious dining area easily accommodates gatherings, while a discreetly located powder room enhances convenience. A well-designed mudroom provides direct access to the backyard, and double detached garage. Upstairs, the generously sized primary suite features a walk-in closet and a 4-piece en-suite. Two additional bedrooms, a second full bathroom, and a dedicated laundry area The fully developed basement includes a self-contained, legal 1-bedroom suite with private entrance, in-suite laundry, full 4-piece bathroom, and soaring ceilings that create an open and airy feel. Whether for extended family or rental income, this suite adds exceptional versatility to the home. Additional features include a detached double garage, offering ample parking and storage, recessed lighting, stylish, light fixtures, and large picturesque windows, LVP throughout except for the bedrooms, 2 furnaces, upgraded blinds. Don't miss your chance to own this contemporary, income-producing property that





seamlessly combines modern design, comfort, and investment potential. Rent is 2500 up and 1325 down with tenants paying utilities. A great investment property or a option to help pay for a mortgage.

#### Built in 2023

#### **Essential Information**

MLS® # A2225906 Price \$645,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,457 Acres 0.06 Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 7626 202 Avenue Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0E6

### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Open Floorplan, Recessed Lighting, Vinyl Windows,

**Stone Counters** 

Appliances Dishwasher, Garage Contro

Stove(s), Washer/Dryer, Wind

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full, Exterior Entry,

**Exterior** 

Exterior Features None

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed June 3rd, 2025

Days on Market 33

Zoning R-G

HOA Fees 508

HOA Fees Freq. ANN

**Listing Details** 

Listing Office RE/MAX House of Real Estate

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