# \$515,000 - 7403 202 Avenue Se, Calgary

MLS® #A2234295

## \$515,000

3 Bedroom, 3.00 Bathroom, 1,534 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

END UNIT! Introducing a stunning new TRUMAN-built 3-bedroom, 2.5-bathroom no condo fee END UNIT townhouse nestled in the vibrant new Southeast community of Rangeviewâ€"where modern elegance meets functional living! This beautifully designed home offers an open-concept main floor that features a bright chef's kitchen with full-height cabinetry, soft-close doors and drawers, quartz countertops, an eating bar, stainless steel appliances including a double-door fridge and gas range, and a spacious pantry. A central kitchen flows seamlessly into the dining area and great room, perfect for everyday living and entertaining. The light-themed kitchen is further enhanced by a stylish island with pendant lighting. A cozy dining room at the back, a welcoming foyer, high ceilings, luxury vinyl plank flooring, a 2-piece bath, mudroom, and a separate side entrance complete the main floor's thoughtful layout. Upstairs, discover a serene primary suite with a tray ceiling, walk-in closet, and a luxurious 4-piece ensuite featuring a double vanity and a standing shower. Two generously sized additional bedrooms, a full bathroom, and a dedicated laundry closet with washer and dryer provide ample space for families and guests alike. The unfinished basement presents endless potential for customizationâ€"recreation space, or extra storage. Enjoy the added convenience of a double garage (note garage measurements -







will fit 2 small cards), ensuring private parking and security. Situated just steps from Rangeview's playgrounds and greenspaces, and within minutes of the South Health Campus, the massive Seton YMCA, schools, churches, and shopping in Seton and Mahogany. With quick access to both Stoney Trail and Deerfoot Trail, commuting is effortless. Live better in this TRUMAN-built homeâ€"crafted for modern comfort, connection, and convenience in one of Calgary's most desirable new communities. Don't miss your chance to make Rangeview your new addressâ€"schedule a viewing today!

#### Built in 2022

#### **Essential Information**

MLS® # A2234295 Price \$515,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1
Square Footage 1,534

Acres 0.06 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 7403 202 Avenue Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0E8

#### **Amenities**

Parking Spaces

Parking Double Garage Attached, Garage Faces Rear

# of Garages 2

#### Interior

Interior Features Double Vanity, Kitchen Island, Pantry, Quartz Counters

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

2

#### **Exterior**

Exterior Features Garden, Private Entrance
Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed July 7th, 2025

Days on Market 103 Zoning R-G

## **Listing Details**

Listing Office Elevate Property Management

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