$645,000 - 7626 202 Avenue Se, Calgary

MLS® #A2238308

$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. Donâ€™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® #	A2238308
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, Stone Counters,

Vinyl Windows

Appliances	Dishwasher, Garage Contro[...] Stove(s), Washer/Dryer, Win[...]
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	3
Zoning	R-Gm
HOA Fees	508
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate