

# \$579,800 - 7443 202 Avenue Se, Calgary

MLS® #A2240398

**\$579,800**

3 Bedroom, 3.00 Bathroom, 1,535 sqft

Residential on 0.05 Acres

Rangeview, Calgary, Alberta

HOME SWEET HOME! This is your RARE and AFFORDABLE OPPORTUNITY to own a spectacular Townhouse WITHOUT CONDO FEES with a private yard in the exciting, newer community of Rangeview in SE Calgary! Custom-built by TRUMAN Homes in 2022, this flawless, immaculately maintained home offers 3 bedrooms, 2.5 bathrooms, 1,535+ above grade SQFT of sophisticated and elevated living space through out and CENTRAL AIR CONDITIONING. Heading inside through the bright and large foyer you will fall in love with the open concept layout with luxury vinyl plank flooring, remote blinds and 9â€™™ ceilings featuring a sun-drenched living room, formal dining area, 2 piece vanity bathroom and the chic gourmet chefâ€™™s kitchen complete with quartz countertops, a stunning quartz island with an eating bar, premium upgraded stainless steel appliances, gleaming white ceiling-high cabinetry with soft close doors and a convenient pantry. Heading upstairs you will find the magnificent primary retreat with a spacious walk-in closet and spa-like 4 piece ensuite bathroom. Completing the upper floor is 2 additional generous sized bedrooms, a custom 4 piece bathroom, and the laundry room ideally located across from the master bedroom. The unfinished basement is waiting for your special touch to add value. Outside you will find your beautifully manicured private and fenced yard PERFECT FOR PET OWNERS and a double attached garage. This unbeatable location is close to green spaces,



shopping, restaurants, schools, public transportation, close to Seton and all their desirable amenities and a quick drive to Okotoks. Don't miss out on this GEM, book your private viewing today!

Built in 2022

### Essential Information

MLS® #	A2240398
Price	\$579,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7443 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2L3

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray
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	Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cleared, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views, Subdivided
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	4
Zoning	R-G

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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