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

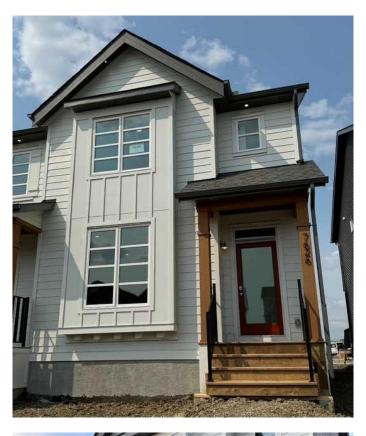
MLS® #A2225906

## \$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 32

Zoning R-G

HOA Fees 508

HOA Fees Freq. ANN

**Listing Details** 

Listing Office RE/MAX House of Real Estate

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.

