

# \$669,900 - 7513 202 Avenue Se, Calgary

MLS® #A2204737

**\$669,900**

4 Bedroom, 4.00 Bathroom, 1,642 sqft

Residential on 0.01 Acres

Rangeview, Calgary, Alberta

TRUMAN 3 Bedroom, 2.5 Bathroom with 1 Bedroom Legal Basement Suite nestled in Rangeview! This contemporary and functionally designed home is within close proximity to Playgrounds, Shopping, minutes to Calgary South Health Campus and Stoney Trail. Upon entering this inviting open-concept plan boasts a bright chef's inspired kitchen with full-height cabinetry, soft close doors & drawers, eating bar, quartz countertops, a stainless steel appliance package and walk in pantry. The kitchen seamlessly connects to both the dining and living Room with elevated features including 9' ceilings, luxurious LVP flooring, 2 piece bathroom, practical and functional mudroom. Step upstairs to the versatile central bonus room, continuing into the primary suite, with notable features including a tray ceiling, 4 piece ensuite and generous walk in closet. The upper floor further accommodates with two additional bedrooms, a full bathroom and conveniently located laundry area, offering both comfort and practicality. The one bedroom legal basement suite, accessible through a separate side entrance, offers independent living with a well-equipped kitchen featuring a stainless steel appliance package, a comfortable living area, full bathroom, and in-suite laundry facilities. This home is move-in ready, showcasing quality craftsmanship and thoughtful design throughout.

Built in 2022



## Essential Information

MLS® #	A2204737
Price	\$669,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,642
Acres	0.01
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	7513 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S0E8

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	46
Zoning	R-G

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.