# \$668,000 - 7557 202 Avenue Se, Calgary

MLS® #A2213902

### \$668,000

4 Bedroom, 4.00 Bathroom, 1,646 sqft Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Elevate your lifestyleâ€"ideal for both investors and end users!

This charming home features a chef-inspired kitchen, bright dining area, and welcoming living space perfect for entertaining.

Upstairs includes 2 bedrooms with stunning Rocky Mountain views, a bonus room for movie nights or a kids' playroom, and a spacious primary suite with a large walk-in closet and oversized window.

Earn rental income with the legal basement suite, complete with a full kitchen, private laundry, separate entrance, and spa-like bath. Perfect for nanny or in-law suite.

Enjoy sunsets in your low-maintenance backyard with custom interlock and full privacy.

Located in a family-friendly neighborhood near parks, trails, Seton Health Centre, YMCA, shopping, dining, and more.

Built in 2023

#### **Essential Information**

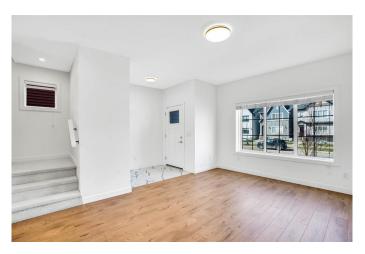
MLS® # A2213902 Price \$668,000

Bedrooms 4

Bathrooms 4.00







Full Baths 3 Half Baths 1

Square Footage 1,646 Acres 0.06 Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 7557 202 Avenue Se

Subdivision Rangeview

City Calgary
County Calgary
Province Alberta
Postal Code T3S 0E9

#### **Amenities**

Parking Spaces 2

Parking Covered, Double Garage Detached, On Street, Secured, Rear Drive

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Smoking

Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In

Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Gas Water

Heater

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Garden, Lighting, Private Entrance

Lot Description Garden, Landscaped, Low Maintenance Landscape, No Neighbours

Behind, See Remarks, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

## **Additional Information**

Date Listed April 22nd, 2025

Days on Market 65

Zoning R-G

HOA Fees Freq. ANN

# **Listing Details**

Listing Office 4th Street Holdings Ltd.

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