\$655,900 - 7626 202 Avenue Se, Calgary

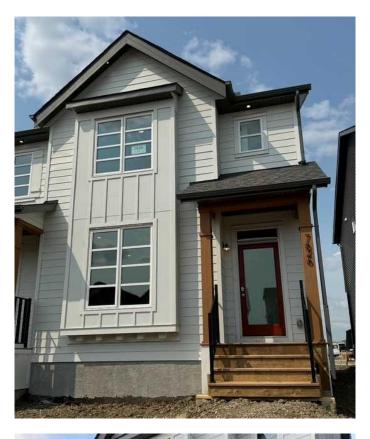
MLS® #A2225906

\$655,900

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 \$655,900

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, Wind

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full,

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 16

Zoning R-G

HOA Fees 508

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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