

# \$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 lifestyle—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	60
Zoning	R-G
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	4th Street Holdings Ltd.
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