

\$659,000 - 7386 202 Avenue Se, Calgary

MLS® #A2217164

\$659,000

4 Bedroom, 4.00 Bathroom, 1,668 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

****Large Price Improvement**** Modern Half Duplex with Legal Suite – Perfect for Investors or Homeowners! The upper unit is fully self contained and features 3 bedrooms, 2.5 bathrooms, a full laundry room, a family room, and an additional bonus room. The gourmet kitchen is a chef's dream with ceiling-height soft-close cabinetry, stone countertops, and a gas range. Adjacent to the kitchen is a spacious dining area, a half bath, and a convenient mudroom. The top floor boasts a laundry room, a large primary bedroom with a coffered ceiling, a walk-in closet, and a luxurious ensuite. Two more bedrooms, a full bathroom, and a large bonus room complete the upper level. Downstairs, the spacious 755 sq ft one-bedroom legal basement suite features 9-foot ceilings, large windows, and high-end finishes like designer tiles, wide-plank vinyl flooring, and LED pot lights. Additional upgrades include blinds throughout and a double detached garage! This home is newly built and located in the thriving new community of Rangeview, nestled between the well-established communities of Seton and Mahogany. Just steps away from greenspace with a pond, dog park, and upcoming amenities, this property is surrounded by exciting new development! Lower unit is vacant and upper unit could be vacant July 1, 2025.

Built in 2022



Essential Information

MLS® #	A2217164
Price	\$659,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,668
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7386 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Level, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2025
Days on Market	46
Zoning	R-G

Listing Details

Listing Office	Real Broker
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