

# \$649,000 - 7378 202 Avenue Se, Calgary

MLS® #A2221306

## \$649,000

4 Bedroom, 4.00 Bathroom, 1,645 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

This gorgeous duplex comes with 3 bedrooms and 2.5 baths on the upper levels plus a 1 bed, 1 bath Legal basement suite with its own side entrance. The main floor consists of an open plan with luxury vinyl plank and large windows that bring in tons of natural sunlight. The Ultra-Lux kitchen is a chef's delight, with upgraded S/S appliances, gas stove, custom cabinets, quartz counter-tops plus a large center island that overlooks the spacious living room and separate dining area. Completing the main level is a 2 pc bath, huge pantry and mudroom off the back entrance. Upstairs you will find a huge primary bedroom with a walk-in closet and 4pc ensuite plus a large bonus room, 2 additional bedrooms, 4pc bath and laundry area. The Legal basement suite comes with a full kitchen, S/S appliances, quartz countertops and ample cupboard/counter space. Completing the lower level is a good sized bedroom plus a 4pc bath, laundry area and extra storage. Additional bonuses include front landscaping, new stairs off the back entrance plus a double detached garage with a paved back-lane. Located close to schools, future greenspaces, major shopping/restaurants, South Health Campus Hospital and easy access to main roadways. This home shows like new.

Built in 2022

## Essential Information



MLS® #	A2221306
Price	\$649,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,645
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	7378 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	37
Zoning	R-G

**Listing Details**

Listing Office	2% Realty
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