

# \$658,000 - 7557 202 Avenue Se, Calgary

MLS® #A2240371

**\$658,000**

4 Bedroom, 3.00 Bathroom, 1,646 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Impressive Semi-Detached Home in Rangeview Move-In Ready & Income-Potential Step into 1,646 sqft of carefully designed living space built in 2023 by Truman Homes. This stylish half-duplex offers:

## ?? Main Floor Highlights

- Chef-inspired open kitchen with island, quartz counters, pantry, gas stove, stainless-steel appliance package, and breakfast bar -ideal for entertaining and family gatherings
- Bright dining/living area featuring high ceilings and ample natural light

## ?? Upper Level

- Primary bedroom with large walk-in closet and oversized window
- Two bedrooms with Rocky Mountain views
- Flexible bonus room—perfect for a family room, play space, or office

## ?? The Basement Suite

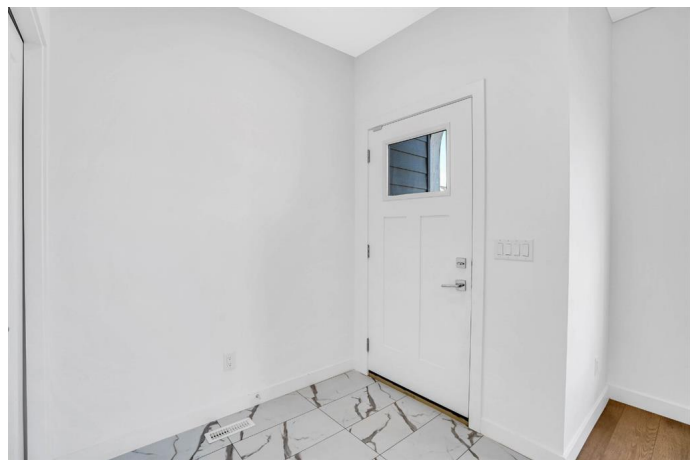
- Legal, self-contained suite with separate entry
- Full kitchen, private laundry, spa-style bath—ideal for rental, in-law, or nanny use

## ?? Outdoor & Garage

- Low-maintenance yard with custom interlock patio
- Double detached garage plus additional parking options on street

## ?? Prime Location

Situated in family-friendly Award Winning



Community, close to parks, trails, YMCA, Seton Health Centre, shopping, dining and more. Rangeview, one of Calgary's fastest-growing communities, where exciting new development opportunities and future amenities are actively being proposed making it not just a home, but a smart investment in a thriving area.

?? Why You'll Love It

This nearly-new home seamlessly blends modern design with smart functionality luxury finishes and a fully self-contained basement suite provide flexibility and value. Whether you're looking to maximize investment income or enjoy a spacious family home in a vibrant community, this property checks all the boxes.

Built in 2023

Essential Information

MLS® #	A2240371
Price	\$658,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
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	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Chandelier, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Garden, Lighting
Lot Description	Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 16th, 2025
Days on Market	1
Zoning	R-G

### Listing Details

Listing Office	RE/MAX First
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