7557 202 Avenue SE
Calgary, Alberta

MLS # A2213902

$668,000

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,646 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Covered, Double Garage Detached, On Street, Rear Drive, Secured		
Lot Size:	0.06 Acre		
Lot Feat:	Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Wood	**Utilities:**	-

Features: Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: S/S Appliances, Washer/Dryer, Chandeliers, Mirrors, Custom Windows Coverings, Gas Stove on Main Level.

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.