

# \$669,900 - 7513 202 Avenue Se, Calgary

MLS® #A2204737

**\$669,900**

4 Bedroom, 4.00 Bathroom, 1,642 sqft

Residential on 0.01 Acres

Rangeview, Calgary, Alberta

TRUMAN 3 Bedroom, 2.5 Bathroom with 1 Bedroom Legal Basement Suite nestled in Rangeview! This contemporary and functionally designed home is within close proximity to Playgrounds, Shopping, minutes to Calgary South Health Campus and Stoney Trail. Upon entering this inviting open-concept plan boasts a bright chef's inspired kitchen with full-height cabinetry, soft close doors & drawers, eating bar, quartz countertops, a stainless steel appliance package and walk in pantry. The kitchen seamlessly connects to both the dining and living Room with elevated features including 9' ceilings, luxurious LVP flooring, 2 piece bathroom, practical and functional mudroom. Step upstairs to the versatile central bonus room, continuing into the primary suite, with notable features including a tray ceiling, 4 piece ensuite and generous walk in closet. The upper floor further accommodates with two additional bedrooms, a full bathroom and conveniently located laundry area, offering both comfort and practicality. The one bedroom legal basement suite, accessible through a separate side entrance, offers independent living with a well-equipped kitchen featuring a stainless steel appliance package, a comfortable living area, full bathroom, and in-suite laundry facilities. This home is move-in ready, showcasing quality craftsmanship and thoughtful design throughout.

Built in 2022



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2204737               |
| Price          | \$669,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,642                  |
| Acres          | 0.01                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7513 202 Avenue Se |
| Subdivision | Rangeview          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3S0E8             |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Quartz Counters, Separate Entrance   |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Suite  |

## Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | Other     |
| Lot Description   | Back Lane |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 44               |
| Zoning         | R-G              |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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