

\$670,000 - 7554 202 Avenue Se, Calgary

MLS® #A2241359

\$670,000

4 Bedroom, 4.00 Bathroom, 1,661 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

****Professionally Managed, and fully tenant occupied**** Modern Detached Property with Legal Suite – Perfect for Investors! 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! Both units fully rented making this a true turnkey opportunity! PROFORMA available upon request!

Built in 2022



Essential Information

MLS® #	A2241359
Price	\$670,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,661
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7554 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E5

Amenities

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

Interior

Interior Features	Kitchen Island, 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	Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	August 1st, 2025
Days on Market	18
Zoning	R-G

Listing Details

Listing Office	Real Broker
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