7686 202 Avenue SE
Calgary, Alberta

MLS # A2237634

$685,000

Division:	Rangeview		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,529 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt, Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	NA

NO CONDO FEES | CORNER UNIT | DOUBLE GARAGE | FULLY LANDSCAPED Welcome to this stunning corner townhouse that perfectly blends style, space, and freedom—no condo fees! Located on a quiet street in a vibrant, family-friendly community, this home stands out with its double detached garage, fully fenced & landscaped yard, and abundance of natural light. Step inside to find a bright, open-concept layout featuring a modern kitchen with stainless steel appliances, quartz countertops, and a large island—perfect for hosting! The spacious living and dining areas flow seamlessly to the private backyard oasis, ideal for summer BBQs and gatherings. Upstairs offers generously sized bedrooms including a primary suite with walk-in closet and ensuite, while the basement awaits your personal touch—perfect for a home gym, rec room, or guest space. Corner units like this don’t come often—offering extra windows, more privacy, and extra street parking. Don’t miss your chance to own this move-in ready home with all the perks and zero monthly fees! ?? Book your showing today—this one checks all the boxes!