

7468 202 Avenue SE
Calgary, Alberta

MLS # A2255511



\$599,900

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| Division: | Rangeview | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,377 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Walk-In Closet(s) | | |

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer.

Discover opportunity in desirable Rangeview - Semi-detached 3 bedroom 2.5 bathroom Upper with LEGAL 1 bedroom 1 bathroom basement suite. Welcome home to 7468 202 Ave SE! This beautiful home offers a truly unique blend of elevated family living and income potential with modern designer finishings throughout, featuring a legal 1-bedroom basement suite with its own separate entrance on the lower level. The main level showcases a bright and open layout, with living and dining space flowing seamlessly into the gourmet kitchen. The spacious kitchen features stainless steel appliances, custom cabinetry, quartz countertops & casual counter seating & perfect for everyday living & entertaining! A 2-piece bath and generous front and back entryways complete the main level. Upstairs, you will find 3 great sized bedrooms, including the primary bedroom with a 4-piece ensuite bath and walk-in closet. Convenient upper-level laundry and storage with built-ins make laundry day easy! Downstairs, you will find the fully self-contained legal basement suite featuring a well-equipped kitchen with stainless steel appliances, a living/dining area, 1 bedroom, a full 4-piece bathroom, and a separate laundry. So many options for this LEGAL suite - generate additional income, provide a flexible option for multi-generational living, or additional live/work space. This property truly delivers an unbeatable combination of style, functionality, and income-generating capability, all within a prime Rangeview location. Easy access to playgrounds, shopping, & Stoney Trail to get to all the places you need to go! Don't miss your chance to own this remarkable home & book your viewing today!