

\$525,000 - 7475 202 Avenue Se, Calgary

MLS® #A2079882

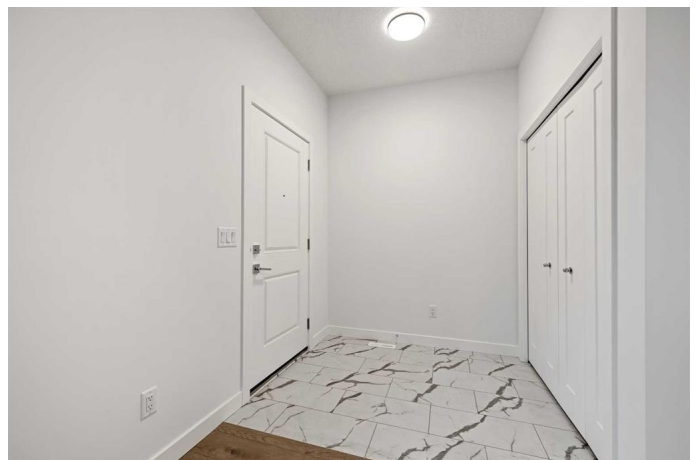
\$525,000

3 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.05 Acres

Rangeview, Calgary, Alberta

WELCOME BUYERS + INVESTORS!!! In the NEWEST Southeast area called RANGEVIEW is BRAND NEW 2 Storey HOME w/1413.22 sq. ft. LIVING SPACE, + 645.51 Sq. Ft. of Undeveloped Basement for a POTENTIAL total of 2058.73 Sq. Ft. of Developable Square Footage!!! This GORGEOUS home has 3 BEDROOMS IN TOTAL, 2- 4pc BATHROOMS (1 EN-SUITE), + 1 - 2 pc BATHROOM. An OPEN CONCEPT MAIN FLOOR has 9 Ft. Ceiling w/LARGE LIVING ROOM, OFFICE SPACE, + a SPACIOUS kitchen area w/LARGE KITCHEN island, GAS STOVE, + SS KITCHEN APPLIANCES. The UPPER LEVEL has the PRIMARY bedroom with EN-SUITE, + a 8'5" X 5'2" WALK-IN closet. The Upper Level has a 2nd Bedroom is a good size, a 3rd Bedroom that also has a 3'11" X 3'5" WALK-IN CLOSET, a 4 pc BATHROOM + LAUNDRY ROOM. Other features to enjoy include: QUARTZ COUNTER TOPS in kitchen + ALL BATHS + LUXURY VINYL PLANK flooring on the main + LUXURY VINYL TILES in Baths + Laundry. The BASEMENT has a 16'6" X 16'4" FLEX AREA, another 14'6" X 13'1" FLEX AREA, + a 16'4" X 8'5" UTILITY ROOM. AMENITIES IN MINUTES: Close to SOUTH HEALTH CAMPUS (a state of the art hospital in south Calgary) YMCA AT SETON (varied opportunities for recreation, leisure + learning). Joane Cardinal-Schubert High School , FEW MINUTES DRIVE TO SUPERSTORE, BANKS, Theatres, RESTAURANTS, STONEY TRAIL +



DEERFOOT TRAIL. BOOK YOUR PRIVATE
SHOWING NOW. FULL 10 YEAR
WARRANTY from the Builder. Absolutely
FANTASTIC VALUE for the \$\$\$!!!

Built in 2023

Essential Information

MLS® #	A2079882
Price	\$525,000
Sold Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,413
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	7475 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz
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	Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2023
Date Sold	October 27th, 2023
Days on Market	37
Zoning	R-G
HOA Fees	375.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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