

\$649,900 - 7354 202 Avenue Se, Calgary

MLS® #A2110565

\$649,900

4 Bedroom, 4.00 Bathroom, 1,665 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to this exceptional turnkey investment opportunity, crafted in 2023, complete with 1BR LEGAL suite! Upon entry, the main level invites you into an expansive open-concept layout, featuring a meticulously designed kitchen complete with an inviting island, sleek gas range, and convenient breakfast bar. The adjoining dining room offers ample space for entertaining, complemented by a thoughtfully placed powder room for added convenience. Additionally, a practical mudroom seamlessly connects to the backyard area, presenting a canvas for your personal landscape design vision. Ascending to the upper level, discover a versatile flex space ideal for various needs. The luxurious primary suite beckons with a spacious layout, including a generous walk-in closet and a well-appointed 4-piece en-suite bathroom. Accompanying this masterful retreat are two additional bedrooms, a second 4-piece bathroom, and a conveniently located laundry room. Venturing into the basement, a striking legal suite awaits, featuring a well-appointed bedroom, contemporary 4 piece bathroom, and lofty ceilings that enhance the sense of space. Complete with separate laundry facilities and a private entrance, this legal suite offers both functionality and privacy for occupants. This remarkable property further boasts a detached double car garage, providing coveted parking and storage solutions. Don't miss the opportunity to invest in this meticulously crafted property, offering



both modern elegance and practical functionality in equal measure. This home is across the street from a green space and community dog park. Book your showing today.

Built in 2022

Essential Information

MLS® #	A2110565
Price	\$649,900
Sold Price	\$664,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,665
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	7354 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E7

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 13th, 2024
Days on Market	14
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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