

\$680,000 - 7617 202 Avenue Se, Calgary

MLS® #A2119164

\$680,000

4 Bedroom, 4.00 Bathroom, 1,660 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

Welcome to this Brand New Home situated in the highly coveted SE COMMUNITY of Rangeview where OPPORTUNITY KNOCKS for SAVVY INVESTORS! Great INCOME POTENTIAL /MORTGAGE HELPER for the new homeowner! This OUTSTANDING SUITED ATTACHED RESIDENCE was developed to the FINEST STANDARDS AND HIGHEST QUALITY with a FULLY DEVELOPED LOWER -LEGAL SECONDARY SUITE- LIVE UP AND RENT DOWN MORTGAGE HELPER, NANNY OR IN-LAW SUITE! The UPPER LEVEL boasts 3 BEDROOMS, while the LOWER LEVEL features a ONE-BEDROOM LEGAL BASEMENT SUITE. With 9' HIGH CEILINGS and ABUNDANT WINDOWS, the main level is flooded with natural light, complemented by lighter HIGH-END FINISHES. The MAIN FLOOR showcases LUXURY VINYL FLOORING from the LIVING ROOM to the DINING ROOM, paired with CERAMIC TILE IN the entryways and a 2-PIECE BATHROOM. The KITCHEN IS A CHEF'S PARADISE, featuring STAINLESS STEEL APPLIANCES, MODERN CABINETRY and QUARTZ COUNTERTOPS. A spacious CENTER ISLAND area providing ample space for culinary endeavors. Carpeted stairs lead to the SECOND FLOOR featuring an additional LIVING AREA/FAMILY ROOM, 3 BEDROOMS, A 4-PIECE BATHROOM AND A CONVENIENT LAUNDRY ROOM. The MASTER BEDROOM boasts a KNOCKDOWN



CEILING, a generous WALK-IN CLOSET, and a 4-PIECE ENSUITE. The LEGAL SECONDARY SUITE, ACCESSIBLE FROM THE SIDE OF THE DUPLEX VIA A CEMENT WALKWAY, mirrors the stylish finishes found on the upper level. TALL CEILINGS, VINYL FLOORS AND A MODERN KITCHEN create an inviting and airy ambiance. Your own FRONT LOAD WASHER AND DRYER ARE discreetly placed next to a 4-PIECE BATHROOM. Step outside into the SPACIOUS BACKYARD, where you will also be pleased to find a DETACHED ,DOUBLE CAR GARAGE (to be built) with access through the backside alley. Enjoy the convenience of this EXCELLENT LOCATION, close to Schools, the South Calgary Health Campus (Hospital), Shopping, Amenities, and MAJOR ROADWAYS. Don't miss the chance to seize this INVESTMENT OPPORTUNITY in Rangeview, where legal sophistication meets semi-detached charm!

Built in 2023

Essential Information

MLS® #	A2119164
Price	\$680,000
Sold Price	\$680,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,660
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	7617 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H5

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	April 14th, 2024
Days on Market	12
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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