



7581 202 Avenue SE  
Calgary, Alberta

MLS # A2299427



**\$610,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,674 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		

**Inclusions:** Also included: Legal suite appliances - Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer Window Coverings

**TURN-KEY INVESTMENT PROPERTY | LEGAL BASEMENT SUITE | RANGEVIEW & 2023 COMMUNITY OF THE YEAR** An excellent opportunity for both investors and owner-occupiers. This property features a legal basement suite secured through mid-2027 at one of the higher rental rates in the area, along with a 3-bedroom main unit with a lease ending June 30, offering potential for a July 1 possession. Well suited for first-time buyers seeking an opportunity to enter the market with the benefit of additional rental income from the legal basement suite. The main unit features an open-concept layout with high ceilings, large windows, and durable luxury vinyl plank flooring. The kitchen showcases quartz countertops, stainless steel appliances, upgraded cabinetry, and a generous pantry. Upstairs includes a bright family room, primary suite with walk-in closet and ensuite, plus two additional bedrooms and a full bath. The legal basement suite is thoughtfully finished with a full kitchen, pantry, living area, bedroom, bath, and private entrance, designed to maximize comfort and functionality. With composite siding, great curb appeal, and a prime location near parks, Seton amenities, South Health Campus, and the YMCA, this property offers quality construction, minimal maintenance, and strong long-term rental potential.