GRASSROOTS REALTY GROUP

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7614 202 Avenue SE
Calgary, Alberta

MLS # A2317993

$499,990

Division:	Rangeview		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,541 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions: None

NO CONDO FEES | DOUBLE GARAGE! Stunning TRUMAN-built 3 bed, 2.5 bath townhouse in the vibrant SE community of Rangeview. This house offers an open-concept main floor with a bright chef’s kitchen featuring full-height cabinetry, quartz countertops, stainless steel appliances, pantry, and a large island—perfect for entertaining. Upstairs includes a spacious primary suite with walk-in closet and 4-piece ensuite, plus two additional bedrooms, full bath, and dedicated laundry closet with washer and dryer providing ample space for families and guests. The unfinished basement presents endless potential for customization— recreation space, or extra storage! Enjoy a double garage, side entrance, and modern finishes throughout. Situated just steps from Rangeview’s playgrounds and greenspaces, and within minutes of the South Health Campus, Seton YMCA, schools, churches, and shopping in Seton and Mahogany. With quick access to both Stoney Trail and Deerfoot Trail, commuting is easy. Modern living meets everyday convenience—book your showing today!

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