



GRASSROOTS
REALTY GROUP

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7468 202 Avenue SE
Calgary, Alberta

MLS # A2345836

\$564,900

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,377 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Walk-In Closet(s)		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Discover an exceptional living and investment opportunity in the desirable community of Rangeview at 7468 202 Ave SE. This beautiful semi-detached 3 bedroom, 2.5 bathroom with LEGAL 1 bedroom 1 bathroom basement legal suite home offers a seamless blend of elevated family living and income potential, complete with modern designer finishings throughout and a fully self-contained legal one-bedroom, one-bathroom basement legal suite with a private entrance. The bright and open main level features a seamlessly connected living and dining space that leads into a gourmet kitchen outfitted with stainless steel appliances, custom cabinetry, quartz countertops, and casual counter seating. A 2-piece bathroom and generous entryways complete the main floor. Upstairs, you will find three spacious bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite bath, as well as a convenient upper-level laundry room with built-in storage. The lower-level legal suite boasts its own well-equipped kitchen, living and dining area, full 4-piece bathroom, and separate laundry, offering endless versatility for rental income, multi-generational living, or a dedicated live/work setup. Situated in a prime location with easy access to playgrounds, shopping, and Stone Trail, this remarkable home delivers an unbeatable combination of style, functionality, and value. Book your private viewing today!