



GRASSROOTS
REALTY GROUP

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7395 202 Avenue SE
Calgary, Alberta

MLS # A2348871



\$490,000

Division:	Rangeview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,553 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

NO CONDO FEES | DOUBLE DETACHED GARAGE | CENTRAL A/C | DECK WITH MOUNTAIN VIEWS Modern comfort and room to grow in this 2022 Truman-built townhome in Rangeview. With 1,553 sq. ft. above grade, 3 bedrooms, and 2.5 bathrooms, it's a smart fit for families, first-time buyers, and anyone who wants more space without monthly fees. The open-concept main floor connects the kitchen, dining, and living areas beneath 9-foot ceilings, with large windows and durable vinyl plank flooring extends across the main floor.. The kitchen is made for cooking and hosting, with white cabinetry, quartz countertops, a gas stove, and a central island with extra storage and room to gather. Upstairs, the primary bedroom features a walk-in closet and a private ensuite with dual sinks and a walk-in shower. Two more bedrooms offer flexibility for family, guests, or a home office, and a full bathroom and upper-floor laundry are close by. Central A/C keeps every level comfortable through Calgary's warmer months. Step out to the rear deck for summer barbecues, quiet evenings, and mountain views. The double detached garage provides sheltered parking and extra storage, and the full unfinished basement, with a bathroom rough-in already in place, is ready for a future rec room, gym, or additional living space. Rangeview puts parks and pathways at your door, with the shopping, dining, and recreation of Seton and Mahogany close by. The Seton YMCA and South Health Campus are nearby, and Stoney Trail and Deerfoot Trail make getting around the city easy. A newer build, a double garage, A/C, and no condo fees: welcome home.