



THE
A-TEAM

**RE/MAX
FIRST**

7670 202 Avenue, Calgary T3S 0H7

MLS®#: **A2190782**

Area: **Rangeview**

Listing Date: **01/30/25**

List Price: **\$687,500**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 24-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,643

Year Built:

2023

Low Sqft:

Lot Information

Ttl Sqft:

1,643

Lot Sz Ar:

2,647 sqft

Lot Shape:

DOM

38

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey,Attached-Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Street Lighting

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Garage Control(s),Humidifier,Microwave,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`7" x 4`10"
Dining Room	Main	10`9" x 11`7"
Pantry	Main	6`0" x 4`7"
Entrance	Main	5`4" x 6`7"
4pc Ensuite bath	Second	4`11" x 9`0"
Bonus Room	Second	13`0" x 12`1"
4pc Bathroom	Second	8`4" x 4`11"

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`0"
Kitchen	Main	7`6" x 16`0"
Living Room	Main	11`3" x 16`6"
Bedroom - Primary	Second	11`9" x 13`3"
Walk-In Closet	Second	4`11" x 6`11"
Laundry	Second	4`8" x 3`1"
Bedroom	Second	8`5" x 10`9"

Bedroom	Second	8`4" x 10`0"	Entrance	Basement	5`8" x 7`1"
Storage	Basement	5`5" x 5`4"	Laundry	Basement	3`7" x 3`3"
Other	Basement	8`5" x 8`4"	Kitchen	Basement	9`5" x 9`9"
Nook	Basement	7`2" x 10`6"	Living Room	Basement	10`2" x 10`9"
4pc Bathroom	Basement	4`11" x 8`11"	Bedroom	Basement	8`3" x 11`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **2311095**

Zoning:
R-Gm

Remarks

Pub Rmks: **LEGAL SUITE | 2023 CALGARY'S BEST NEW COMMUNITY | Welcome to this beautifully upgraded, modern semi-detached home in Rangeview. This home offers an abundance of natural light and scenic views of the surrounding foothills, all within minutes of premier amenities. Built with premium Hardie board siding, this home combines style and durability. Inside, the main floor's open-concept design, high ceilings, and oversized windows create an ideal setting for entertaining. An elegant living area flows into a chef's dream kitchen featuring stainless steel appliances, quartz countertops, and high-end cabinetry and then on to your formal dining space. With upgraded vinyl plank flooring and knockdown ceilings throughout, this home exudes contemporary elegance. Upstairs, a versatile bonus room awaits, perfect as a TV room, playroom, office, or flex space. The primary suite boasts a walk-in closet and a luxurious ensuite with stone countertops and high-end finishes. Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete this level. The fully self-contained, one-bedroom legal basement suite—with a separate entrance, full kitchen, spacious living area, and bathroom—offers a fantastic rental income opportunity or an ideal space for extended family. Located in Calgary's southeast, Rangeview provides easy access to top amenities: just 5 minutes to the YMCA, 6 minutes to South Health Campus, 26 minutes to downtown Calgary, and 35 minutes to the airport. The community is close to Spruce Meadows, Heritage Pointe, and Sirocco golf courses, with future plans including playgrounds, ponds, and lush green spaces. Directions: From Deerfoot Trail, head east on Seton Blvd, then turn right onto 52nd Street SE and drive south. Continue along 52nd Street SE until you reach the roundabout entering Rangeview, where you'll take the first exit onto 202 Ave SE. Follow 202 Ave SE to the second roundabout, the property is located just past that roundabout on the right.**

Inclusions:
Property Listed By: **None**
VIP Realty & Management

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









