



THE
A-TEAM

**RE/MAX
FIRST**

7513 202 Avenue, Calgary T3S0E8

MLS®#: **A2204737**

Area: **Rangeview**

Listing Date: **03/26/25**

List Price: **\$669,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,642

Year Built:

2022

Low Sqft:

Lot Information

Ttl Sqft:

1,642

Lot Sz Ar:

227 sqft

Lot Shape:

DOM

10

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Open Floorplan,Quartz Counters,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`10" x 11`9"	Kitchen	Main	16`6" x 10`8"
Dining Room	Main	12`0" x 11`1"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	14`9" x 11`9"	4pc Ensuite bath	Second	0`0" x 0`0"
Bonus Room	Second	13`1" x 10`8"	Bedroom	Second	10`2" x 8`4"
Bedroom	Second	11`0" x 8`4"	4pc Bathroom	Second	
Laundry	Second		Living Room	Lower	15`1" x 11`5"
Kitchen	Lower	10`4" x 9`6"	Bedroom	Lower	10`6" x 9`0"

4pc Bathroom

Lower

Laundry
Legal/Tax/Financial

Lower

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

2211505

Zoning:
R-G

Remarks

Pub Rmks:

TRUMAN 3 Bedroom, 2.5 Bathroom with 1 Bedroom Legal Basement Suite nestled in Rangeview! This contemporary and functionally designed home is within close proximity to Playgrounds, Shopping, minutes to Calgary South Health Campus and Stoney Trail. Upon entering this inviting open-concept plan boasts a bright chef's inspired kitchen with full-height cabinetry, soft close doors & drawers, eating bar, quartz countertops, a stainless steel appliance package and walk in pantry. The kitchen seamlessly connects to both the dining and living Room with elevated features including 9' ceilings, luxurious LVP flooring, 2 piece bathroom, practical and functional mudroom. Step upstairs to the versatile central bonus room, continuing into the primary suite, with notable features including a tray ceiling, 4 piece ensuite and generous walk in closet. The upper floor further accommodates with two additional bedrooms, a full bathroom and conveniently located laundry area, offering both comfort and practicality. The one bedroom legal basement suite, accessible through a separate side entrance, offers independent living with a well-equipped kitchen featuring a stainless steel appliance package, a comfortable living area, full bathroom, and in-suite laundry facilities. This home is move-in ready, showcasing quality craftsmanship and thoughtful design throughout.

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Central)

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







