

# \$668,000 - 7557 202 Avenue Se, Calgary

MLS® #A2213902

**\$668,000**

4 Bedroom, 4.00 Bathroom, 1,646 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Elevate your lifestyle—ideal for both investors and end users!

This charming home features a chef-inspired kitchen, bright dining area, and welcoming living space perfect for entertaining.

Upstairs includes 2 bedrooms with stunning Rocky Mountain views, a bonus room for movie nights or a kids' playroom, and a spacious primary suite with a large walk-in closet and oversized window.

Earn rental income with the legal basement suite, complete with a full kitchen, private laundry, separate entrance, and spa-like bath. Perfect for nanny or in-law suite.

Enjoy sunsets in your low-maintenance backyard with custom interlock and full privacy.

Located in a family-friendly neighborhood near parks, trails, Seton Health Centre, YMCA, shopping, dining, and more.

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2213902  |
| Price     | \$668,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,646                  |
| Acres          | 0.06                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7557 202 Avenue Se |
| Subdivision | Rangeview          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3S 0E9            |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 2                                                               |
| Parking        | Covered, Double Garage Detached, On Street, Secured, Rear Drive |
| # of Garages   | 2                                                               |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Gas Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                                                        |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Entrance                                                                |
| Lot Description   | Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Street Lighting |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Wood                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 60               |
| Zoning         | R-G              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | 4th Street Holdings Ltd. |
|----------------|--------------------------|

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