

# \$679,000 - 7670 202 Avenue Se, Calgary

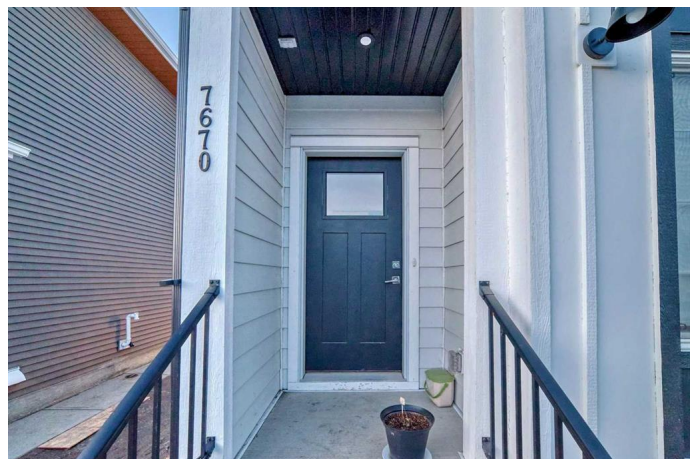
MLS® #A2202861

**\$679,000**

4 Bedroom, 4.00 Bathroom, 1,644 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

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.

Built in 2023

### **Essential Information**

MLS® #	A2202861
Price	\$679,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,644
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	7670 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0H7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 16th, 2025
Days on Market	20
Zoning	R-Gm

### **Listing Details**

Listing Office	VIP Realty & Management
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