

# \$659,000 - 7378 202 Avenue Se, Calgary

MLS® #A2221306

**\$659,000**

4 Bedroom, 4.00 Bathroom, 1,645 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

This gorgeous duplex comes with 3 bedrooms and 2.5 baths on the upper levels plus a 1 bed, 1 bath Legal basement suite with it's own side entrance. The main floor consists of an open plan with luxury vinyl plank and large windows that bring in tons of natural sunlight. The Ultra-Lux kitchen is a chef's delight, with upgraded S/S appliances, gas stove, custom cabinets, quartz counter-tops plus a large center island that overlooks the spacious living room and separate dining area. Completing the main level is a 2 pc bath, huge pantry and mudroom off the back entrance. Upstairs you will find a huge primary bedroom with a walk-in closet and 4pc ensuite plus a large bonus room, 2 additional bedrooms, 4pc bath and laundry area. The Legal basement suite comes with a full kitchen, S/S appliances, quartz countertops and ample cupboard/counter space. Completing the lower level is a good sized bedroom plus a 4pc bath, laundry area and extra storage. Additional bonuses include front landscaping plus a double detached garage and a paved back-alley. Located close to schools, future greenspaces, major shopping/restaurants, South Health Campus Hospital and easy access to main roadways. This home shows like new.

Built in 2022

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2221306               |
| Price          | \$659,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,645                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7378 202 Avenue Se |
| Subdivision | Rangeview          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3S 0E7            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance   |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Composite Siding, Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 1              |
| Zoning         | R-G            |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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