

# \$655,900 - 7626 202 Avenue Se, Calgary

MLS® #A2225906

## \$655,900

4 Bedroom, 4.00 Bathroom, 1,457 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Step into this exceptional, upgraded, home featuring legal 1-bedroom basement suite. Designed with both elegance and functionality in mind, this property offers upgraded finishes, The main floor showcases an expansive open-concept design, highlighted by a gourmet kitchen with full height cabinets equipped with a stylish stainless steel appliances, and convenient breakfast barâ€”perfect for everyday living and entertaining. Adjacent to the kitchen, the spacious dining area easily accommodates gatherings, while a discreetly located powder room enhances convenience. A well-designed mudroom provides direct access to the backyard, and double detached garage. Upstairs, the generously sized primary suite features a walk-in closet and a 4-piece en-suite. Two additional bedrooms, a second full bathroom, and a dedicated laundry area. The fully developed basement includes a self-contained, legal 1-bedroom suite with private entrance, in-suite laundry, full 4-piece bathroom, and soaring ceilings that create an open and airy feel. Whether for extended family or rental income, this suite adds exceptional versatility to the home. Additional features include a detached double garage, offering ample parking and storage, recessed lighting, stylish, light fixtures, and large picturesque windows, LVP throughout except for the bedrooms, 2 furnaces, upgraded blinds. Donâ€™t miss your chance to own this contemporary, income-producing property that



seamlessly combines modern design, comfort, and investment potential. Rent is 2500 up and 1325 down with tenants paying utilities. A great investment property or a option to help pay for a mortgage.

Built in 2023

**Essential Information**

MLS® #	A2225906
Price	\$655,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,457
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	7626 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E6

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Open Floorplan, Recessed Lighting, Stone Counters,
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	Vinyl Windows
Appliances	Dishwasher, Garage Control, Stove(s), Washer/Dryer, Window
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full,

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	17
Zoning	R-G
HOA Fees	508
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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