

\$699,990 - 7386 202 Avenue Se, Calgary

MLS® #A2217164

\$699,990

4 Bedroom, 4.00 Bathroom, 1,668 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Modern Half Duplex with Legal Suite –
Perfect for Investors or Homeowners! The upper unit is fully self contained and features 3 bedrooms, 2.5 bathrooms, a full laundry room, a family room, and an additional bonus room. The gourmet kitchen is a chef's dream with ceiling-height soft-close cabinetry, stone countertops, and a gas range. Adjacent to the kitchen is a spacious dining area, a half bath, and a convenient mudroom. The top floor boasts a laundry room, a large primary bedroom with a coffered ceiling, a walk-in closet, and a luxurious ensuite. Two more bedrooms, a full bathroom, and a large bonus room complete the upper level. Downstairs, the spacious 755 sq ft one-bedroom legal basement suite features 9-foot ceilings, large windows, and high-end finishes like designer tiles, wide-plank vinyl flooring, and LED pot lights. Additional upgrades include blinds throughout and a double detached garage! This home is newly built and located in the thriving new community of Rangeview, nestled between the well-established communities of Seton and Mahogany. Just steps away from greenspace with a pond, dog park, and upcoming amenities, this property is surrounded by exciting new development! Lower unit is vacant and upper unit could be vacant July 1, 2025.

Built in 2022

Essential Information



MLS® #	A2217164
Price	\$699,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,668
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7386 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Lane, Level, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2025
Days on Market	4
Zoning	R-G

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.