$590,000 - 7545 202 Avenue Se, Calgary

MLS® #A2227906

$590,000

3 Bedroom, 3.00 Bathroom, 1,396 sqft
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Modern elegance and sophistication, brought to you by 7545 202 Avenue. Crisp, clean, and not just on trend but tastefully designed for timeless appreciation.

Past the front porch and into the entryway, the main floor opens up with 9-foot ceilings and large, bright windows that naturally light the entire space. The neutral tones from the vinyl plank flooring, paint, and wall accents create a peaceful vibe, while thoughtfully selected lighting fixtures add that little extra touch and create an ideal evening atmosphere.

The spacious dining area sits adjacent to the stairway, with horizontal railing balusters adding even more architectural flair. The kitchen features two-tone, full-height cabinetry, accented with gold pulls and quartz countertops. Thereâ€™s a touch of tech with the Samsung smart fridge, and youâ€™ll be creating your culinary masterpieces on a gas range. Off the kitchen, youâ€™ll find mudroom access to the backyard, along with a 2-piece washroom.

Upstairs, the primary bedroom continues the trend of large windows and natural light, along with a walk-in closet and a 3-piece ensuite featuring gorgeous tile and wall accents. A convenient second floor laundry room is located just off the primary, and down the hallway youâ€™ll find the 4-piece main bathroom with bright, full-height subway tile

shower surround. Bedrooms 2 and 3 offer views as far as the eye can see including our breathtaking Rocky Mountains.

Outdoors, the backyard deck is the perfect size for entertaining while the BBQ is fired up, with ample green space and a rear double detached garage. A noteworthy feature is the exterior side entry door, leading to the basement stairway.
Itâ€™s not just this incredible home that youâ€™ll be drawn to, but also a vibrant new community with parks, pathways, and a location just minutes from the South Health Campus, along with top dining, entertainment, and amenities.

This is The One!

Built in 2023

Essential Information

MLS® #	A2227906
Price	$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7545 202 Avenue Se
Subdivision	Rangeview
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3S0E9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	43
Zoning	R-G

Listing Details

Listing Office	Real Broker