

\$649,900 - 7498 202 Avenue Se, Calgary

MLS® #A2246462

\$649,900

4 Bedroom, 4.00 Bathroom, 1,468 sqft
Residential on 0.09 Acres

Rangeview, Calgary, Alberta

WHEN YOU BUY A SHOWHOME, YOU'™RE NOT JUST GETTING A HOUSE'™YOU'™RE STEPPING INTO A FULLY REALIZED VISION. At 7498 202 Avenue SE, every finish, fixture, and feature has been hand-selected by Homes by Avi'™s design team'™BUILT TO TURN HEADS and styled to stir up SERIOUS home envy. This is a NEVER-LIVED-IN showhome PACKED WITH PREMIUM UPGRADES and thoughtful details. From the moment you step onto the full-width front porch, and see the clean lines of the corner lot, you know this one'™s different. The Hardie board detailing, side-entry porch, rear deck, and 20X20 DETACHED GARAGE? All included. The irrigation, the fencing, the landscaping? Done. The vision? Flawless.

Inside, the layout flows with ease and intention'™9'™ ceilings, DESIGNER LIGHTING, quartz countertops, and a chimney hood fan over a sleek electric range (with a gas line roughed in if you ever want to upgrade). There'™s a SILGRANIT UNDERMOUNT SINK in the kitchen, a WALK-IN PANTRY tucked just where you need it, and BUILT-IN LOCKERS off the back entry to keep everyday clutter stylishly in check. But the true showstopper? A 50-INCH ELECTRIC FIREPLACE set into a custom accent-painted feature wall in the living room. It'™s bold, sculptural, and quietly confident'™just like the home itself.



Upstairs, the design keeps delivering. The master bedroom is a true retreat, with a walk-in closet and stylish ensuite. Two additional bedrooms, a full bath, and UPPER-FLOOR LAUNDRY make the second level as functional as it is beautiful. And just when you think it can't get better—you remember the FULLY FINISHED LEGAL BASEMENT SUITE. With its own side entrance, kitchen, laundry, and mechanical zone, this suite is ready for rental income, multigenerational living, Airbnb potential, or whatever chapter your story calls for next.

Comfort comes standard with CENTRAL A/C, an 80-GALLON HOT WATER TANK, 200-amp electrical service, and a DUAL-ZONE FURNACE that lets you customize temperatures between the basement and upper floors. Even the bones of this home were built with brains.

And then there's the community. Rangeview by Genstar isn't about gimmicks—it's about walkability, tree-lined streets, FUTURE SCHOOLS and gathering spaces, and a connected neighbourhood that puts people first. Wide boulevards, thoughtful planning, and a sense of belonging are built right into the blueprint. And with amenities and community features still unfolding, there's even MORE TO LOOK FORWARD TO.

This isn't just a great duplex. It's a DESIGNER HOME, an INCOME GENERATOR, a SMART INVESTMENT, and a place you'll feel proud to come home to. It's MOVE-IN READY, showhome polished, and waiting for someone who wants MORE than just a house—they want a lifestyle.

Donâ€™t wait! Book your showing, before someone else makes it theirs.

Built in 2025

Essential Information

MLS® #	A2246462
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,468
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7498 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, 220 Volt Wiring, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Range Hood,

	Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency, Humidity Control, Zoned
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Underground Sprinklers, Zero Lot Line
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	12
Zoning	R-G

Listing Details

Listing Office	CIR Realty
----------------	------------

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.