

\$574,900 - 7468 202 Avenue Se, Calgary

MLS® #A2255511

\$574,900

4 Bedroom, 4.00 Bathroom, 1,377 sqft
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

*** Price Improvement! Best Value in Rangeview *** Discover opportunity in desirable Rangeview - Semi-detached 3 bedroom 2.5 bathroom Upper with LEGAL 1 bedroom 1 bathroom basement suite. Welcome home to 7468 202 Ave SE! This beautiful home offers a truly unique blend of elevated family living and income potential with modern designer finishings throughout, featuring a legal 1-bedroom basement suite with its own separate entrance on the lower level. The main level showcases a bright and open layout, with living and dining space flowing seamlessly into the gourmet kitchen. The spacious kitchen features stainless steel appliances, custom cabinetry, quartz countertops & casual counter seating â€” perfect for everyday living & entertaining! A 2-piece bath and generous front and back entryways complete the main level. Upstairs, you will find 3 great sized bedrooms, including the primary bedroom with a 4-piece ensuite bath and walk-in closet. Convenient upper-level laundry and storage with built-ins make laundry day easy! Downstairs, you will find the fully self-contained legal basement suite featuring a well-equipped kitchen with stainless steel appliances, a living/dining area, 1 bedroom, a full 4-piece bathroom, and a separate laundry. So many options for this LEGAL suite - generate additional income, provide a flexible option for multi-generational living, or additional live/work space. This property truly delivers an unbeatable



combination of style, functionality, and income-generating capability, all within a prime Rangeview location. Easy access to playgrounds, shopping, & Stoney Trail to get to all the places you need to go! Don't miss your chance to own this remarkable home – book your viewing today!

Built in 2022

Essential Information

MLS® #	A2255511
Price	\$574,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,377
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7468 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E7

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Kitchen Island, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

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

Additional Information

Date Listed	September 18th, 2025
Days on Market	37
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
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