$669,900 - 7561 202 Avenue Se, Calgary

MLS® #A2217122

$669,900

4 Bedroom, 4.00 Bathroom, 1,628 sqft
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Welcome to 7561-202 Avenue SE., situated in the highly coveted SE COMMUNITY where OPPORTUNITY KNOCKS for SAVVY INVESTORS!!! Great INCOME POTENTIAL /MORTGAGE HELPER for the new homeowner! This OUTSTANDING 3 YEAR OLD ,LEGALLY SUITED ATTACHED RESIDENCE was developed to the FINEST STANDARDS AND HIGHEST QUALITY with a FULLY DEVELOPED LOWER -LEGAL SECONDARY SUITE- LIVE UP AND RENT DOWN MORTGAGE HELPER, NANNY OR IN-LAW SUITE! The UPPER LEVEL boasts 3 BEDROOMS, while the LOWER LEVEL features a ONE-BEDROOM LEGAL BASEMENT SUITE. With 9' HIGH CEILINGS and ABUNDANT WINDOWS, the main level is flooded with natural light, complemented by lighter HIGH-END FINISHES. The MAIN FLOOR showcases LUXURY VINYL FLOORING from the LIVING ROOM to the DINING ROOM, paired with CERAMIC TILE IN the entryways and a 2-PIECE BATHROOM. The KITCHEN IS A CHEF'S PARADISE, featuring STAINLESS STEEL APPLIANCES, MODERN CABINETRY, QUARTZ COUNTERTOPS AND A GAS STOVE. A spacious CENTER ISLAND and EXTRA OVERHANG COUNTER-HEIGHT SEATING area provide ample space for culinary endeavors. Carpeted stairs lead to the SECOND FLOOR featuring an additional LIVING AREA/FAMILY ROOM, 2 BEDROOMS, A 4-PIECE BATHROOM AND A

CONVENIENT LAUNDRY ROOM. The MASTER BEDROOM boasts a KNOCKDOWN CEILING, a generous WALK-IN CLOSET, and a 4-PIECE ENSUITE. The LEGAL SECONDARY SUITE, ACCESSIBLE FROM THE SIDE OF THE DUPLEX VIA A CEMENT WALKWAY, mirrors the stylish finishes found on the upper level. TALL CEILINGS, VINYL FLOORS AND A MODERN KITCHEN create an inviting and airy ambiance. Your own FRONT LOAD WASHER AND DRYER ARE discreetly placed next to a 4-PIECE BATHROOM. Step outside into the SPACIOUS BACKYARD, where you will also be pleased to find a DETACHED ,DOUBLE CAR GARAGE with access through the backside alley. Enjoy the convenience of this EXCELLENT LOCATION, close to Schools, the South Calgary Health Campus (Hospital), Shopping, Amenities, MAJOR ROADWAYS and the biggest YMCA in the world. Don't miss the chance to seize this INVESTMENT OPPORTUNITY in Rangeview, where legal sophistication meets semi-detached charm! Main unit is rented - one year lease ending June 2026. Monthly rent $2250 + utilities. The basement unit is rented until the end of August2026. Monthly rent $1200. $3450 rental income for the house - GREAT INVESTMENT! The buyer will assume the tenants!

Built in 2023

Essential Information

MLS® #	A2217122
Price	$669,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,628
Acres	0.06

Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7561 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Separate Entrance, Wired for Data, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Electric Range, Garage Control(s), Gas Range
Heating	Natural Gas, Baseboard, Central, Electric
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard, Lighting
Lot Description	Back Lane, Back Yard, Rectangular Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025

Days on Market	180
Zoning	R-G

Listing Details

Listing Office	MaxWell Canyon Creek

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