

# \$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 Market178

ZoningR-G

Listing Details

Listing OfficeMaxWell Canyon Creek

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