

\$674,900 - 7589 202 Avenue Se, Calgary

MLS® #A2229061

\$674,900

4 Bedroom, 4.00 Bathroom, 1,690 sqft
Residential on 0.07 Acres

Rangeview, Calgary, Alberta

**** WATCH 3D TOUR**** Welcome to this charming Just like new Semi Detached (Half Duplex) nestled in the Calgaryâ€™s award-winning Rangeview community, this house enjoys an ideal location surrounded by a wealth of amenities. With 1690 sq. ft. of bright and inviting living space upstairs and 752 sq ft in the basement, this home offers an abundance of natural light and scenic views of the surrounding foothills, all within minutes of premier amenities. Built with premium siding, this home combines style and durability. Inside, the main floorâ€™s open-concept design, high ceilings, and oversized windows create an ideal setting for entertaining. An elegant living area flows into a formal dining space and a chefâ€™s kitchen featuring stainless steel appliances, quartz countertops, and high-end cabinetry. With vinyl plank, carpet flooring and knockdown ceilings throughout, this home exudes contemporary elegance. Upstairs, a versatile bonus room awaits, perfect as a TV room, playroom, office, or flex space. The primary suite boasts a walk-in closet and a luxurious ensuite with quartz countertops and high-end finishes. Two additional bedrooms, a 4-piece bath, and convenient upper-floor laundry complete this level. The fully self-contained, one-bedroom legal basement suiteâ€™with a separate entrance, full kitchen, spacious living area, laundry room, and bathroomâ€™offers a fantastic rental income opportunity or an ideal space for extended family. Located in



Calgary's southeast, Rangeview provides easy access to top amenities: just 5 minutes to the YMCA, 6 minutes to South Health Campus, 26 minutes to downtown Calgary, and 35 minutes to the airport. The community is close to Spruce Meadows, Heritage Pointe, and Sirocco golf courses, with future plans including playgrounds, ponds, and lush green spaces In summary, this house offers a perfect blend of modern comfort, convenience, and affordability, making it an ideal place to call home in the vibrant community of Rangeview.

Built in 2022

Essential Information

MLS® #	A2229061
Price	\$674,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,690
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7589 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, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Lighting, Other, Private Yard
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2025
Zoning	R-G

Listing Details

Listing Office	Executive Real Estate Services
----------------	--------------------------------

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.