

\$630,000 - 7581 202 Avenue Se, Calgary

MLS® #A2264033

\$630,000

3 Bedroom, 3.00 Bathroom, 1,674 sqft

Residential on 0.06 Acres

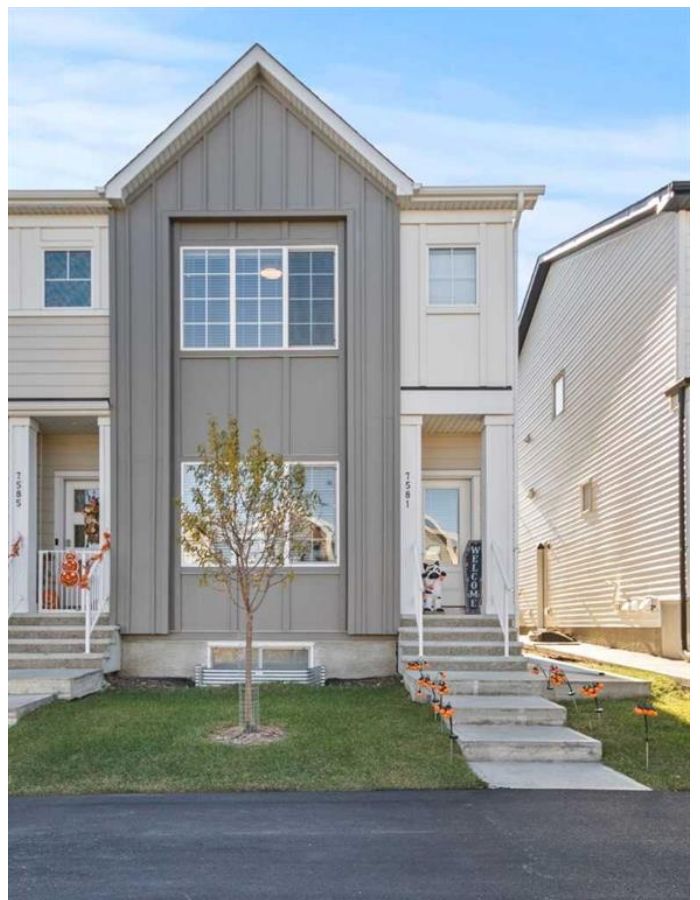
Rangeview, Calgary, Alberta

TURN-KEY INVESTMENT PROPERTY |
LEGAL SUITE | RANGEVIEW "2023
COMMUNITY OF THE YEAR.

A solid investment opportunity in one of Calgary's fastest-growing southeast communities. This modern 3 bed, 2.5 bath row home includes a fully self-contained 1 bedroom legal suite, offering two separate income streams. Both units are tenanted under fixed-term leases until mid-2026, and tenants have expressed interest in staying long term, providing immediate, stable cash flow and the ability to watch your investment appreciate, while the tenants pay down the mortgage.

The main unit offers an open-concept layout with high ceilings, large windows, and durable luxury vinyl plank flooring. The spacious kitchen features quartz countertops, stainless steel appliances, upgraded cabinetry, and a generous pantry. The upper level includes a bright family room, a primary suite with walk-in closet and ensuite, two additional bedrooms, and a full bath.

The legal basement suite mirrors the same modern finishes as the main home and has been meticulously designed to capture every square foot, maximizing functionality and comfort. It includes a large kitchen, separate pantry, and lots of storage, along with a living area, bedroom, bathroom, and private entrance, creating an efficient and desirable



space for tenants.

With composite siding, attractive curb appeal, and a convenient location near parks, the South Health Campus, Seton amenities, and the YMCA, this property offers strong income potential, minimal maintenance, and long-term stability. An excellent addition to any investment portfolio.

Built in 2022

Essential Information

MLS® #	A2264033
Price	\$630,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,674
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

Community Information

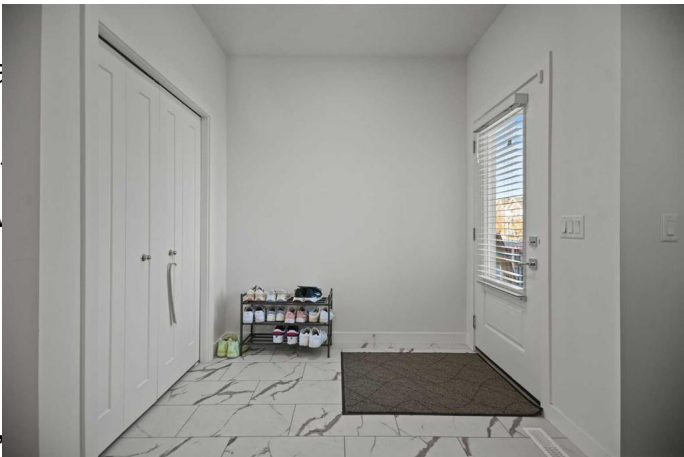
Address	7581 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0E9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Open Floorplan, Pantry, Quad Entrance
Appliances	Dishwasher, Garage Con, Refrigerator, Washer/Dryer, V
Heating	Baseboard, Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Exterior Entry,



Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.