

\$658,000 - 7557 202 Avenue Se, Calgary

MLS® #A2240371

\$658,000

4 Bedroom, 3.00 Bathroom, 1,646 sqft

Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Impressive Semi-Detached Home in Rangeview Move-In Ready & Income-Potential Step into 1,646?sq?ft of carefully designed living space built in 2023 by Truman Homes. This stylish half-duplex offers:

Main Floor Highlights

- Chef-inspired open kitchen with island, quartz counters, pantry, gas stove, stainless-steel appliance package, and breakfast bar -ideal for entertaining and family gatherings
- Bright dining/living area featuring high ceilings and ample natural light

Upper Level

- Primary bedroom with large walk-in closet and oversized window
- Two bedrooms with Rocky Mountain views
- Flexible bonus room—perfect for a family room, play space, or office

The Basement Suite

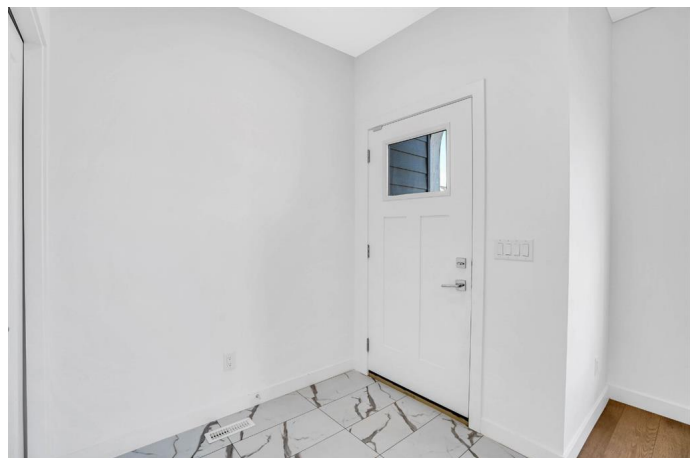
- Legal, self-contained suite with separate entry
- Full kitchen, private laundry, spa-style bath—ideal for rental, in-law, or nanny use

Outdoor & Garage

- Low-maintenance yard with custom interlock patio
- Double detached garage plus additional parking options on street

Prime Location

Situated in family-friendly Award Winning Community, close to parks, trails, YMCA, Seton Health Centre, shopping, dining and more. Rangeview, one of Calgary's



fastest-growing communities, where exciting new development opportunities and future amenities are actively being proposed—making it not just a home, but a smart investment in a thriving area.

Why You™ll Love It

This nearly-new home seamlessly blends modern design with smart functionality—luxury finishes and a fully self-contained basement suite provide flexibility and value. Whether you're looking to maximize investment income or enjoy a spacious family home in a vibrant community, this property checks all the boxes.

Built in 2023

Essential Information

MLS® #	A2240371
Price	\$658,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,646
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7557 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	Chandelier, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Central, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Lighting
Lot Description	Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	29
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.