\$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 166 Zoning R-G

Listing Details

Listing Office MaxWell Canyon Creek

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