

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

MLS® #A2264033

\$630,000

3 Bedroom, 3.00 Bathroom, 1,674 sqft

Single Family on 0.06 Acres

Rangeview, Calgary, Alberta

TURN-KEY INVESTMENT PROPERTY | LEGAL SUITE | RANGEVIEW â€œ 2023 COMMUNITY OF THE YEAR. A solid investment opportunity in one of Calgaryâ€™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. (id:6289)

Built in 2022

Essential Information

Listing #	A2264033
Price	\$630,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,674
Acres	0.06
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7581 202 Avenue Se
Subdivision	Rangeview
City	Calgary
Province	Alberta
Postal Code	T3S0E9

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Range, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Baseboard heaters, Forced air
Cooling	None
# of Stories	2

Basement Separate entrance

Exterior

Exterior Composite Siding, Vinyl siding

Foundation Poured Concrete

Listing Details

Listing Office CIR Realty



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