

# \$610,000 - 7581 202 Avenue Se, Calgary

MLS® #A2264033

**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,674 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

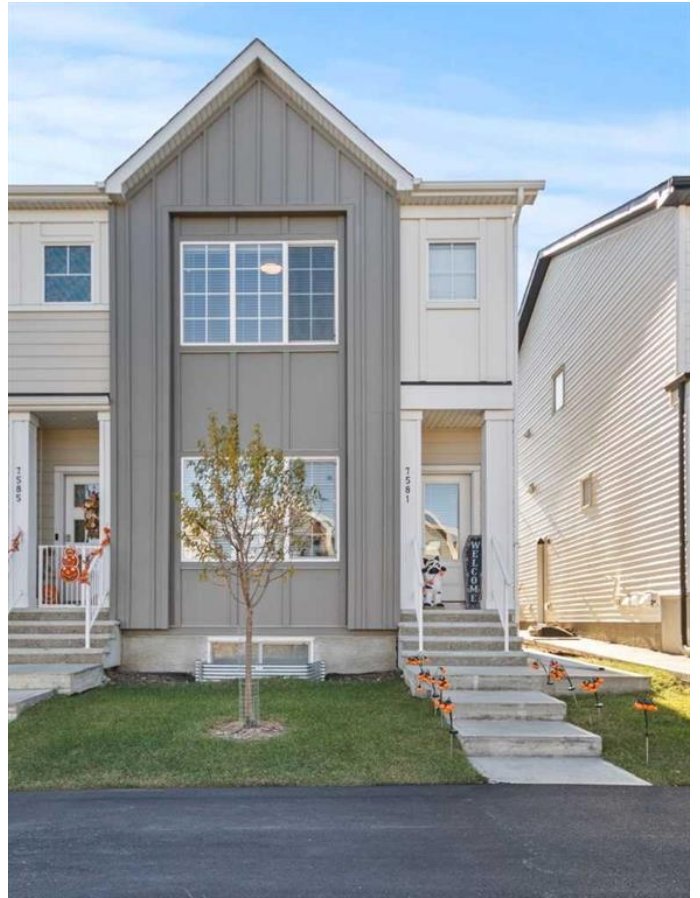
TURN-KEY INVESTMENT PROPERTY |  
LEGAL SUITE | RANGEVIEW â€“ 2023  
COMMUNITY OF THE YEAR

An excellent opportunity in one of Calgaryâ€™s fastest-growing southeast communities. This modern 3-bedroom, 2.5-bath row home includes a fully self-contained 1-bedroom legal suite, providing two separate income streams. Both units are occupied under fixed-term leases until mid-2026, with tenants interested in staying long term, offering stable tenancy and peace of mind for investors.

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

The legal basement suite mirrors the same modern finishes with a full kitchen, pantry, living area, bedroom, bath, and private entrance, beautifully designed to feel like home while maximizing comfort and functionality.

With composite siding, great curb appeal, and a prime location near parks, Seton amenities, South Health Campus, and the YMCA, this



property offers quality construction, minimal maintenance, and strong long-term rental potential.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264033               |
| Price          | \$610,000              |
| 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, Quartz Counters, Recessed Lighting, Separate Entrance                          |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range |

|              |                       |
|--------------|-----------------------|
| Heating      | Baseboard, Forced Air |
| Cooling      | None                  |
| Has Basement | Yes                   |
| Basement     | See Remarks           |



**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 |
| Days on Market | 28                 |
| Zoning         | R-G                |

**Listing Details**

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

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