

\$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

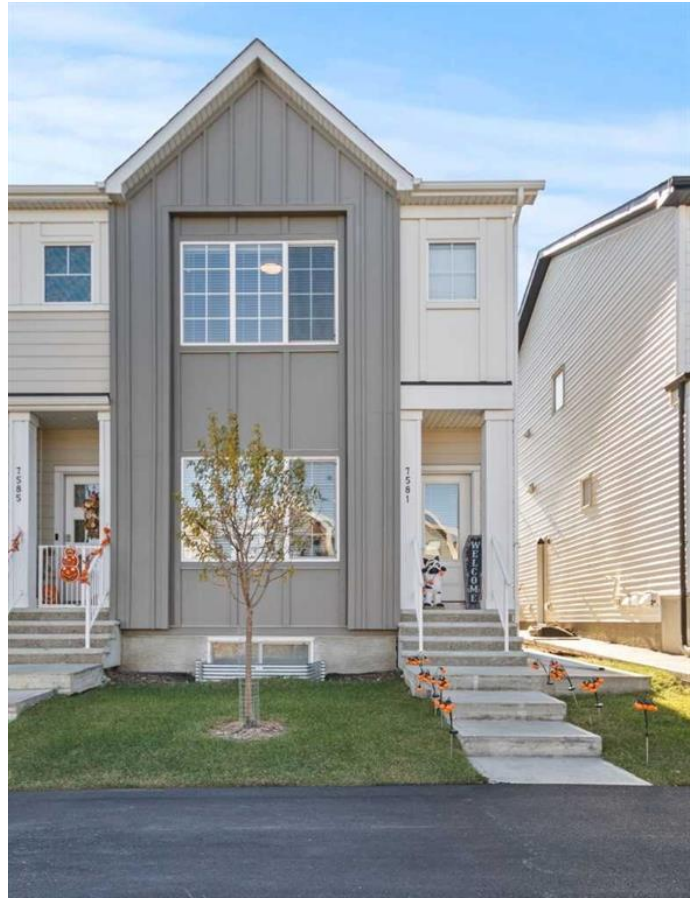
TURN-KEY INVESTMENT PROPERTY |
LEGAL SUITE | RANGEVIEW "2023
COMMUNITY OF THE YEAR

An excellent opportunity in one of Calgary'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	17
Zoning	R-G

Listing Details

Listing Office	CIR Realty
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