



7386 202 Avenue Calgary Alberta

\$659,000

****Fully Rented & Professionally Managed**** Modern half duplex with Legal Suite - Perfect for Investors! The upper unit is fully self contained and features 3 bedrooms, 2.5 bathrooms, a full laundry room, a family room, and an additional bonus room. The gourmet kitchen is a chef's dream with ceiling-height soft-close cabinetry, stone countertops, and a gas range. Adjacent to the kitchen is a spacious dining area, a half bath, and a convenient mudroom. The top floor boasts a laundry room, a large primary bedroom with a coffered ceiling, a walk-in closet, and a luxurious ensuite. Two more bedrooms, a full bathroom, and a large bonus room complete the upper level. Downstairs, the spacious 755 sq ft one-bedroom legal basement suite features 9-foot ceilings, large windows, and high-end finishes like designer tiles, wide-plank vinyl flooring, and LED pot lights. Additional upgrades include blinds throughout and a double detached garage! This home is newly built and located in the thriving new community of Rangeview, nestled between the well-established communities of Seton and Mahogany. Just steps away from greenspace with a pond, dog park, and upcoming amenities, this property is surrounded by exciting new development! Both units are vacant only until August 1! (id:6769)

Kitchen 9.67 Ft x 8.50 Ft

Living room 16.75 Ft x 10.17 Ft

Laundry room 3.33 Ft x 2.92 Ft

Bedroom 12.33 Ft x 9.00 Ft

Furnace 7.58 Ft x 5.58 Ft

4pc Bathroom 9.33 Ft x 6.42 Ft

Dining room 11.75 Ft x 10.92 Ft

Living room 17.00 Ft x 11.75 Ft

Kitchen 16.25 Ft x 10.58 Ft

2pc Bathroom 5.75 Ft x 4.92 Ft

Bonus Room 13.08 Ft x 12.08 Ft

Laundry room 4.92 Ft x 3.08 Ft

Primary Bedroom 13.42 Ft x 11.75 Ft

Other 8.00 Ft x 4.92 Ft

Bedroom 10.50 Ft x 8.33 Ft

Bedroom 13.92 Ft x 8.33 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Real Broker



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