



7581 202 Avenue Calgary Alberta

\$610,000

TURN-KEY INVESTMENT PROPERTY | LEGAL SUITE | RANGEVIEW - 2023 COMMUNITY OF THE YEARAn 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. (id:6769)

3pc Bathroom 5.00 Ft x 9.08 Ft
4pc Bathroom 8.08 Ft x 5.00 Ft
Bedroom 8.33 Ft x 14.08 Ft
Bedroom 8.42 Ft x 10.50 Ft
Family room 13.67 Ft x 11.75 Ft
Laundry room 4.92 Ft x 6.58 Ft

Primary Bedroom 11.75 Ft x 13.75 Ft
2pc Bathroom 5.83 Ft x 5.00 Ft
Dining room 10.92 Ft x 11.92 Ft
Kitchen 12.83 Ft x 16.33 Ft
Living room 11.83 Ft x 18.17 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<https://heatherfabris.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca