

**7561 202 Avenue SE
Calgary, Alberta****MLS # A2217122****\$669,900**

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,628 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Baseboard, Central, Electric, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data		
Inclusions:	none		

Welcome to 7561-202 Avenue SE., situated in the highly coveted SE COMMUNITY where OPPORTUNITY KNOCKS for SAVVY INVESTORS!!! Great INCOME POTENTIAL /MORTGAGE HELPER for the new homeowner! This OUTSTANDING 3 YEAR OLD ,LEGALLY SUITED ATTACHED RESIDENCE was developed to the FINEST STANDARDS AND HIGHEST QUALITY with a FULLY DEVELOPED LOWER -LEGAL SECONDARY SUITE- LIVE UP AND RENT DOWN MORTGAGE HELPER, NANNY OR IN-LAW SUITE! The UPPER LEVEL boasts 3 BEDROOMS, while the LOWER LEVEL features a ONE-BEDROOM LEGAL BASEMENT SUITE. With 9' HIGH CEILINGS and ABUNDANT WINDOWS, the main level is flooded with natural light, complemented by lighter HIGH-END FINISHES. The MAIN FLOOR showcases LUXURY VINYL FLOORING from the LIVING ROOM to the DINING ROOM, paired with CERAMIC TILE IN the entryways and a 2-PIECE BATHROOM. The KITCHEN IS A CHEF'S PARADISE, featuring STAINLESS STEEL APPLIANCES, MODERN CABINETRY, QUARTZ COUNTERTOPS AND A GAS STOVE. A spacious CENTER ISLAND and EXTRA OVERHANG COUNTER-HEIGHT SEATING area provide ample space for culinary endeavors. Carpeted stairs lead to the SECOND FLOOR featuring an additional LIVING AREA/FAMILY ROOM, 2 BEDROOMS, A 4-PIECE BATHROOM AND A CONVENIENT LAUNDRY ROOM. The MASTER BEDROOM boasts a KNOCKDOWN CEILING, a generous WALK-IN CLOSET, and a 4-PIECE ENSUITE. The LEGAL SECONDARY SUITE, ACCESSIBLE FROM THE SIDE OF THE DUPLEX VIA A CEMENT WALKWAY, mirrors the stylish finishes found on the upper level. TALL CEILINGS, VINYL FLOORS AND A MODERN KITCHEN create an inviting and airy

ambiance. Your own FRONT LOAD WASHER AND DRYER ARE discreetly placed next to a 4-PIECE BATHROOM. Step outside into the SPACIOUS BACKYARD, where you will also be pleased to find a DETACHED ,DOUBLE CAR GARAGE with access through the backside alley. Enjoy the convenience of this EXCELLENT LOCATION, close to Schools, the South Calgary Health Campus (Hospital), Shopping, Amenities, MAJOR ROADWAYS and the biggest YMCA in the world. Don't miss the chance to seize this INVESTMENT OPPORTUNITY in Rangeview, where legal sophistication meets semi-detached charm! Main unit is rented - one year lease ending June 2026. Monthly rent \$2250 + utilities. The basement unit is rented until the end of August2026. Monthly rent \$1200. \$3450 rental income for the house - GREAT INVESTMENT! The buyer will assume the tenants!