

**7378 202 Avenue SE
Calgary, Alberta**

MLS # A2221306



\$659,000

Division:	Rangeview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,645 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Lower: Refrigerator, Electric Stove, Dishwasher, Built-in Microwave, Washer & Dryer		

This gorgeous duplex comes with 3 bedrooms and 2.5 baths on the upper levels plus a 1 bed, 1 bath Legal basement suite with it's own side entrance. The main floor consists of an open plan with luxury vinyl plank and large windows that bring in tons of natural sunlight. The Ultra-Lux kitchen is a chef's delight, with upgraded S/S appliances, gas stove, custom cabinets, quartz counter-tops plus a large center island that overlooks the spacious living room and separate dining area. Completing the main level is a 2 pc bath, huge pantry and mudroom off the back entrance. Upstairs you will find a huge primary bedroom with a walk-in closet and 4pc ensuite plus a large bonus room, 2 additional bedrooms, 4pc bath and laundry area. The Legal basement suite comes with a full kitchen, S/S appliances, quartz countertops and ample cupboard/counter space. Completing the lower level is a good sized bedroom plus a 4pc bath, laundry area and extra storage. Additional bonuses include front landscaping plus a double detached garage and a paved back-alley. Located close to schools, future greenspaces, major shopping/restaurants, South Health Campus Hospital and easy access to main roadways. This home shows like new.