

# \$539,900 - 7488 202 Avenue Se, Calgary

MLS® #A2245152

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,358 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

IMAGINE WALKING INTO A HOME AND NOT WANTING TO CHANGE A SINGLE THING — NOT EVEN THE PAINT. That's 7488 202 Avenue SE — a former Homes by Avi SHOWHOME in Rangeview by Genstar that's NEVER BEEN LIVED IN, yet somehow already knows exactly what you want. It's polished. It's intentional. It's MOVE-IN READY without screaming "spec home." And yes, it's going to make you question how you ever considered anything else.

I've walked through hundreds of new builds, and THIS ONE IS A STANDOUT. The selections were made by actual designers — not an exhausted homeowner trying to choose tile on a lunch break. QUARTZ COUNTERTOPS, a SILGRANIT SINK, sleek cabinets, GAS LINE for your future fancy range, and recessed lighting where it should be. Luxury vinyl plank on the main. Carpet where you want it. Upstairs laundry because of course. There's even a 10' X 10' REAR DECK already built and begging for a string of patio lights and a cold drink in July.

The floorplan is refreshingly smart: open concept where it counts, privacy where you need it. Three bedrooms, 2.5 baths, and a kitchen that lets you cook without cutting off the conversation. THE FRONT ENTRY EVEN HAS A WALK-IN CLOSET — a rare luxury at this size and price point. The master retreat



feels more boutique hotel than builder basic with a dedicated ensuite and walk-in closet. The additional bedrooms are versatile and well laid out – perfect for kids, guests, or that hybrid office-you-swear-you'll-use. And yes, there's an actual LAUNDRY ROOM upstairs – not a closet – with space to sort, hang, and close the door on the mess when needed.

NOW LET'S TALK ABOUT THE BASEMENT – because this one has potential with a capital P. It's got a separate side entry, 9' foundation walls, a SECOND LAUNDRY ROUGH-IN, bathroom rough-in, and even a BAR/UTILITY SINK ROUGH-IN. Translation? You've got options. Whether it's multi-generational living, a private guest zone, or a future rental to offset that mortgage, you're not locked into someone else's idea of what a basement should be.

Other perks? AIR CONDITIONING (bless), Hardie board siding on the front, 200 amp electrical panel, LANDSCAPING WITH SPRINKLER SYSTEM, and a rear parking pad that's already done and ready.

Rangeview by Genstar is a southeast Calgary community DESIGNED FOR ACTUAL PEOPLE – with wide boulevards, treed pathways, parks, and a layout that connects you to schools, shopping, and greenspaces without feeling like you're stuck in suburbia. It's the kind of place where kids ride their bikes, neighbours wave, and your life gets just a little bit easier.

This isn't just a home that looks good in photos – it's one that feels right the moment you walk in. And if you've been waiting for something with both style and substance? YOU JUST FOUND ONE WORTH

SEEING. Reach out to book your showing today!

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245152               |
| Price          | \$539,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,358                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7488 202 Avenue Se |
| Subdivision | Rangeview          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3S 0E7            |

Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Parking Pad, Alley Access, Outside |

Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Data |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked         |
| Heating           | Forced Air, Natural Gas, High Efficiency, Humidity Control                                                   |
| Cooling           | Central Air, ENERGY STAR Qualified Equipment                                                                 |

|              |                                  |
|--------------|----------------------------------|
| Has Basement | Yes                              |
| Basement     | Exterior Entry, Full, Unfinished |

## Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Interior Lot, Rectangular Lot, Underground Sprinklers, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame                                                                         |
| Foundation        | Poured Concrete                                                                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 7                |
| Zoning         | R-G              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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