

\$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	5
Zoning	R-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.