

# \$652,000 - 7686 202 Avenue Se, Calgary

MLS® #A2264209

**\$652,000**

3 Bedroom, 3.00 Bathroom, 1,529 sqft

Residential on 0.07 Acres

Rangeview, Calgary, Alberta

NO CONDO FEES | CORNER UNIT |  
DOUBLE GARAGE | FULLY LANDSCAPED

Welcome to this stunning corner townhouse that perfectly blends style, space, and freedom—no condo fees! Located on a quiet street in a vibrant, family-friendly community, this home stands out with its double detached garage, fully fenced & landscaped yard, and abundance of natural light.

Step inside to find a bright, open-concept layout featuring a modern kitchen with stainless steel appliances, quartz countertops, and a large island—perfect for hosting! The spacious living and dining areas flow seamlessly to the private backyard oasis, ideal for summer BBQs and gatherings.

Upstairs offers generously sized bedrooms including a primary suite with walk-in closet and ensuite, while the basement awaits your personal touch—perfect for a home gym, rec room, or guest space.

Corner units like this don't come often—offering extra windows, more privacy, and extra street parking. Don't miss your chance to own this move-in ready home with all the perks and zero monthly fees!

?? Book your showing today—this one checks all the boxes!



Built in 2023

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264209      |
| Price          | \$652,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,529         |
| Acres          | 0.07          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7686 202 Avenue Se |
| Community   | Rangeview          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3S 0H7            |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 400                    |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home                            |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Oven-Built-In, Range, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Entrance, Private Yard  
Lot Description        Back Lane, Back Yard, Corner Lot  
Roof                      Asphalt, Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 13th, 2025  
Days on Market        1  
Zoning                    R-Gm  
HOA Fees                498  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Ace Realty

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