

# \$515,000 - 7403 202 Avenue Se, Calgary

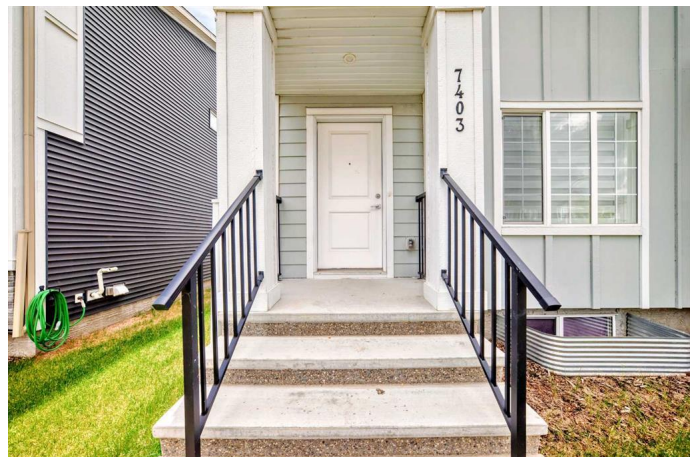
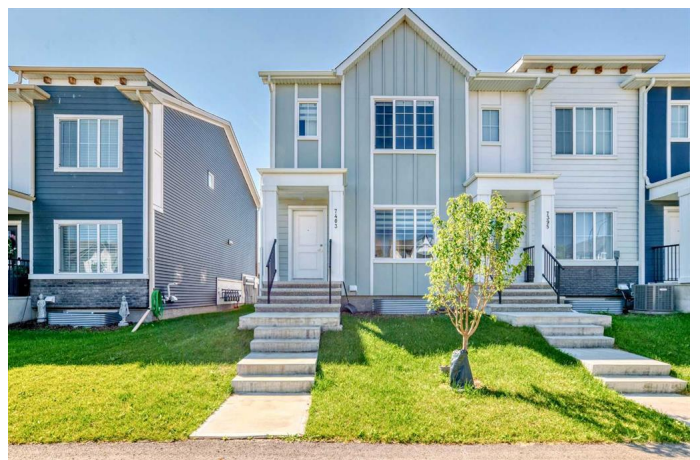
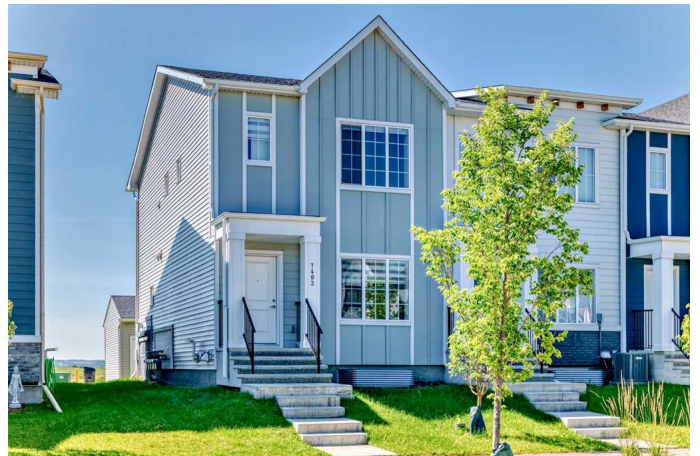
MLS® #A2234295

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,534 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

END UNIT! Introducing a stunning new TRUMAN-built 3-bedroom, 2.5-bathroom no condo fee END UNIT townhouse nestled in the vibrant new Southeast community of Rangeview—where modern elegance meets functional living! This beautifully designed home offers an open-concept main floor that features a bright chef's kitchen with full-height cabinetry, soft-close doors and drawers, quartz countertops, an eating bar, stainless steel appliances including a double-door fridge and gas range, and a spacious pantry. A central kitchen flows seamlessly into the dining area and great room, perfect for everyday living and entertaining. The light-themed kitchen is further enhanced by a stylish island with pendant lighting. A cozy dining room at the back, a welcoming foyer, high ceilings, luxury vinyl plank flooring, a 2-piece bath, mudroom, and a separate side entrance complete the main floor's thoughtful layout. Upstairs, discover a serene primary suite with a tray ceiling, walk-in closet, and a luxurious 4-piece ensuite featuring a double vanity and a standing shower. Two generously sized additional bedrooms, a full bathroom, and a dedicated laundry closet with washer and dryer provide ample space for families and guests alike. The unfinished basement presents endless potential for customization—recreation space, or extra storage. Enjoy the added convenience of a double garage (note garage measurements -



will fit 2 small cards), ensuring private parking and security. Situated just steps from Rangeview’s playgrounds and greenspaces, and within minutes of the South Health Campus, the massive Seton YMCA, schools, churches, and shopping in Seton and Mahogany. With quick access to both Stoney Trail and Deerfoot Trail, commuting is effortless. Live better in this TRUMAN-built home—crafted for modern comfort, connection, and convenience in one of Calgary’s most desirable new communities. Don’t miss your chance to make Rangeview your new address—schedule a viewing today!

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2234295      |
| Price          | \$515,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,534         |
| Acres          | 0.06          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 7403 202 Avenue Se |
| Subdivision | Rangeview          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3S 0E8            |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Attached, Garage Faces Rear |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, Double Vanity                                          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Stove |
| Heating           | Forced Air                                                                                      |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Full                                                                                            |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Garden, Private Entrance                  |
| Lot Description   | Back Lane, Rectangular Lot                |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 111            |
| Zoning         | R-G            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Elevate Property Management |
|----------------|-----------------------------|

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