

# \$685,000 - 7686 202 Avenue Se, Calgary

MLS® #A2237634

**\$685,000**

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® #	A2237634
Price	\$685,000
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
Subdivision	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, Refrigerator, Washer/Dryer Stacked, Oven-Built-In, Range
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              July 7th, 2025  
Days on Market        36  
Zoning                    R-Gm  
HOA Fees                498  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Ace Realty

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