

# \$699,900 - 7514 202 Avenue Se, Calgary

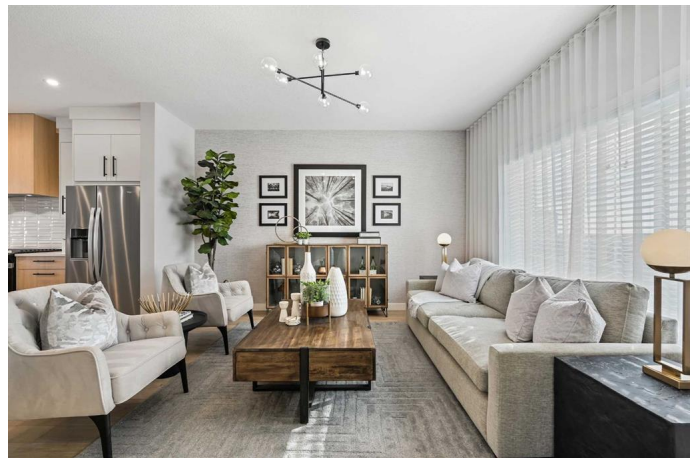
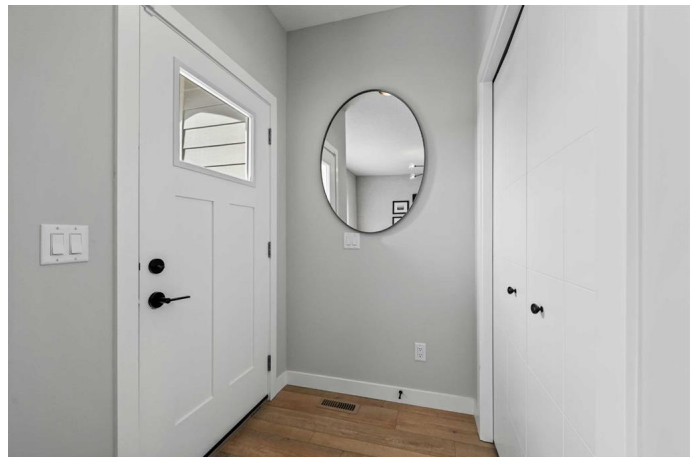
MLS® #A2223880

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,654 sqft  
Residential on 0.06 Acres

Rangeview, Calgary, Alberta

Discover elevated living in this stunning former TRUMAN showhome, a 3-bedroom, 2.5-bathroom residence located in the vibrant new Southeast community of Rangeview. Thoughtfully designed and packed with premium upgrades, this home offers exceptional convenience with close proximity to playgrounds, shopping, Calgary South Health Campus, YMCA, and easy access to Stoney Trail. The open-concept main floor features 9' ceilings, luxury vinyl plank flooring, and a bright, modern chef's kitchen complete with full-height cabinetry, soft-close drawers and doors, quartz countertops, a stainless steel appliance package, a spacious pantry, and an eating bar that flows seamlessly into the dining and living areas—perfect for entertaining. A stylish 2-piece bath, mudroom, and separate side entrance enhance functionality on the main level. Upstairs, you'll find a primary bedroom with a tray ceiling, a spa-inspired 4-piece ensuite, and a large walk-in closet, along with a central bonus room, two additional bedrooms, a full bathroom, and a convenient laundry area. The 1 Bedroom Legal Basement Suite, is accessible through its own private entrance, is ideal for extended family living or generating rental income, offering flexibility and long-term value. Live better in this move-in-ready, TRUMAN-built home designed for modern comfort, functionality, and financial versatility in one of Calgary's most exciting new communities. \*Photos are from a similar



listing\*

Built in 2022

### Essential Information

MLS® #	A2223880
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,654
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7514 202 Avenue Se
Subdivision	Rangeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4G4

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

**Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	22
Zoning	R-G

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.