



GRASSROOTS
REALTY GROUP

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3, 41 7 Avenue SE
High River, Alberta

MLS # A2216977



\$309,000

Division:	Central High River		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	692 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 227
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

Discover modern living with strong income potential in the heart of High River. This beautifully finished 2-bedroom, 2-bathroom townhouse condo is ideal for both LONG-TERM tenants and SHORT-TERM rental guests. With a private entrance, dedicated parking, and sun-filled interiors thanks to thoughtfully placed windows, this low-maintenance property is a turnkey investment. Vaulted ceilings, quartz countertops, stainless steel appliances, and in-suite laundry add to its premium appeal. Located steps from shops, restaurants, and community amenities—and just a short drive to the Kananaskis, a top destination for outdoor enthusiasts—this location is perfect for weekend travelers and professionals alike. Whether you’re adding to your portfolio or entering the market with a versatile, rent-ready property, this unit checks all the boxes.