



**GRASSROOTS**  
REALTY GROUP

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3, 4547 7 Avenue SE  
Calgary, Alberta

MLS # A2247712



**\$255,000**

Division:	Forest Heights		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	591 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Lawn, See Remarks		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 225
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

BACK ON THE MARKET DUE TO FINANCING. Ready to be surprised? This recently renovated bi-level home is immaculate, showing pride of ownership throughout!! The layout is perfect with a spacious and bright Kitchen (new fridge, dishwasher and microwave!), Dining and Living rooms on the main floor along with a 3 piece bath. Just off of the Living room is a private deck which sits above a lovely flower garden. The lower level (with huge windows) boasts a large primary bedroom, 2 more good sized bedrooms, a 4 piece bath, laundry and storage space. This amazing home, located on a quiet street is also conveniently close to schools, public library, pool, playgrounds, grocery stores, public transit & more. The 6 unit complex is Owner-managed so condo fee's are lower than most and personal care is taken throughout the complex. Assigned parking stall included with this unit and there is plenty of on-street parking for guests. Book your private viewing now and don't miss out on this gem of a property! Excellent for first time home buyer or to add to your investment portfolio.