



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

6, 4515 7 Avenue SE  
Calgary, Alberta

MLS # A2279215



**\$300,000**

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,051 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

OPEN HOUSE SUNDAY JAN.18TH 1:00-4:00P.M.! Fully renovated and move-in ready, this townhome offers nearly 1,500 sq ft of finished living space across three levels. Updated from top to bottom, the home provides an excellent balance of style, comfort, and functionality. The main floor is bright and inviting, featuring a comfortable living area that flows effortlessly into the renovated kitchen with quartz countertops, stainless steel appliances, modern cabinetry, and space for dining. A convenient 2-piece powder room adds everyday functionality, making the layout ideal for both daily living and entertaining. Upstairs, you'll find three well-sized bedrooms with brand new carpet, along with a fully updated 4-piece bathroom featuring a newly tiled tub and shower surround. The fully finished basement offers versatile additional living space with pot lights throughout and a separate laundry room, perfect for a family room, home office, or flex space. Thoughtful upgrades are found throughout the home, including quartz countertops throughout, luxury vinyl plank flooring, brand new carpet, fresh paint, new doors, updated baseboards and casing, and modern lighting, creating a clean and cohesive contemporary look from top to bottom. Located in a family-friendly community, this home is within walking distance to schools and playgrounds and is conveniently close to shopping, restaurants, public transit, and Marlborough Mall. With 3 bedrooms, 1.5 bathrooms, and a fully finished basement, this home is ready for its next owner. Book your private showing today!