



13, 4531 7 Avenue SE
Calgary, Alberta

MLS # A2294135



\$330,000

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,023 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 360

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

Inclusions: NONE

Fantastic opportunity to enter the Calgary real estate market with this spacious and well-maintained END UNIT 3-bedroom plus den townhouse offering 1,022.9 sq. ft. of developed living space across three levels. Whether you are a first-time buyer, investor, or someone looking for an affordable home with room to grow, this property delivers exceptional value, functionality, and convenience. The main floor offers a bright and welcoming living room that flows seamlessly into the dining area and kitchen, creating a practical layout ideal for both everyday living and entertaining. A convenient 2-piece bathroom completes this level. Step outside to your private balcony, perfect for morning coffee, summer BBQs, or simply enjoying some outdoor relaxation, all while enjoying the view of the green space and playground nearby. The upper level features a generous primary bedroom along with two additional well-sized bedrooms and a full bathroom, providing comfortable space for families, guests, or a growing household. The fully finished basement adds valuable additional living space and includes a cozy family or recreation room, a dedicated office area, laundry, and a large storage room—perfect for keeping everything organized while still having space for hobbies, work-from-home needs, or extra living flexibility. This home also includes one assigned parking stall for hassle-free parking. Conveniently located near Lucky Supermarket in Forest Heights, this townhouse is ideally situated close to a wide range of amenities including shopping, restaurants, parks, playgrounds, schools, and public transit. Commuting is simple with quick access to major routes including Stoney Trail and convenient access to downtown Calgary, making this an excellent location for both work and lifestyle. Affordable 3-bedroom homes in Calgary are becoming increasingly difficult to

find, making this property an excellent opportunity for buyers looking to enter the market or investors seeking a solid addition to their portfolio. Don't miss your chance to own a home that offers space, value, and convenience in one attractive package. Book your showings now!!!