

# \$419,900 - 4311 7a Avenue Se, Calgary

MLS® #A2263357

**\$419,900**

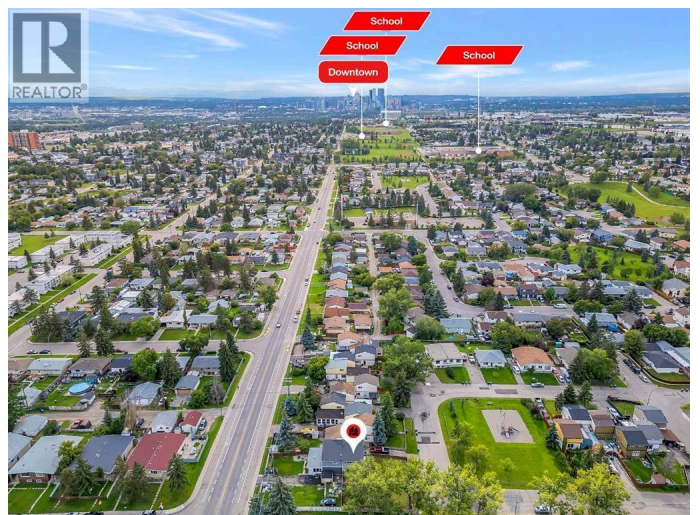
4 Bedroom, 2.00 Bathroom, 1,104 sqft

Single Family on 0.12 Acres

Forest Heights, Calgary, Alberta

5000+ SQFT FULLY FENCED AND GATED YARD! NO CONDO FEES! FULLY RENOVATED! CLOSE TO ALL AMENITIES!

Welcome to this NO CONDO FEE TOWNHOME in the AMENITY RICH COMMUNITY OF FOREST HEIGHTS! You are ONLY MINUTES FROM DOWNTOWN, INTERNATIONAL AVENUE, STONEY TRAIL SE AND DEERFOOT TRAIL SE! This FULLY RENOVATED TOWNHOME SITS ON A 5000+ SQFT LOT WITH A FULL FENCE AND GATE! Step inside the home to be greeted with MODERN FINISHES such as LUXURY VINYL PLANK, MDF SHELVING, BUILT-IN SHELVES AND ELECTRIC FIREPLACE, BRAND NEW FLOOR TO CEILING KITCHEN AND STAINLESS STEEL APPLIANCES! The MAIN FLOOR has a HUGE LIVING ROOM with a BUILT-IN ELECTRIC FIREPLACE WITH STORAGE! The KITCHEN IS BRAND NEW WITH FLOOR TO CEILING CABINETS AND STAINLESS STEEL APPLIANCES! The KITCHEN is connected to the DINING ROOM that OVERLOOKS FOR YOUR 5000+ SQFT LOT! Make your way up the stairs to find BEAUTIFUL GLASS RAILING leading to the UPPER LEVEL TO BE GREETED WITH 3 BEDROOMS (ONE OF WHICH IS THE HUGE PRIMARY BEDROOM) and a FULLY RENOVATED 4PC BATHROOM! The BASEMENT IS FULLY FINISHED in the SAME FINISHINGS AS THE UPPER LEVELS with an ADDITIONAL BEDROOM/OFFICE/GYM/MEDIA ROOM,



your LAUNDRY and ANOTHER 4PC  
BATHROOM! The home also has UPDATED  
WINDOWS AND VINYL SIDING. This HOME  
IS MOVE IN READY AND PERFECT FOR  
THE GROWING FAMILY, YOUNG  
PROFESSIONAL. The LARGE LOT is perfect  
for FAMILY GATHERINGS, KIDS AND EVEN  
PETS! The home is only 15 MINUTES TO  
DOWNTOWN YYC, and ONLY 18 MINUTES  
TO YYC AIRPORT! There are many schools  
and shopping centers nearby as well! (id:6289)

Built in 1972

**Essential Information**

Listing #	A2263357
Price	\$419,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,104
Acres	0.12
Year Built	1972
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	4311 7a Avenue Se
Subdivision	Forest Heights
City	Calgary
Province	Alberta
Postal Code	T2A3A6

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Other, PVC window, Closet Organizers
Parking Spaces	3
Parking	Other, Parking Pad

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range
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	Hood Combo
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Real Broker



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