

20, 4531 7 Avenue SE  
Calgary, Alberta

MLS # A2250418



# \$260,000

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Forest Heights                   |               |                   |
| <b>Type:</b>     | Residential/Five Plus            |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 1,032 sq.ft.                     | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Stall                |               |                   |
| <b>Lot Size:</b> | -                                |               |                   |
| <b>Lot Feat:</b> | City Lot, Street Lighting, Treed |               |                   |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 325 |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Metal Siding , Stucco, Wood Frame | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                       |                   |        |

**Inclusions:** None

ARE YOU READY FOR THIS 3-Bedroom plus office with 1 1/2 Bathroom town home for under \$300K. Excellent for first time home buyer or investment property. This home has over 1,400 of developed space across the main, upper and basement levels. Large primary bedroom with 2 additional bedrooms and a full bathroom upstairs. On the main level is the kitchen, dining room and living room with a half bathroom and access to a very private deck. The basement has a lovely family room and office with a large storage room and laundry. You will also have one assigned parking stall. Close to shopping, transit, restaurants, schools, parks, etc. Easy access to downtown and Stoney Trail. The location of this property is ideal for driving anywhere in the city. Don't miss this opportunity.