

# \$339,800 - 4544 7 Avenue Se, Calgary

MLS® #A2210470

## \$339,800

4 Bedroom, 3.00 Bathroom, 1,131 sqft

Residential on 0.05 Acres

Forest Heights, Calgary, Alberta

### RARE OPPORTUNITY â€” NO CONDO FEE!

This affordable and spacious 4-bedroom, 2.5-bath townhome offers incredible value with two rear parking stalls and a fantastic location! The main floor features a bright, open concept living room with stylish laminate flooring, a functional kitchen, and a cozy dining area. Step outside to your large private deck â€” ideal for summer BBQs and entertaining! Upstairs, you'll find three generously sized bedrooms and a full 4 pcs bathroom. The fully finished basement adds even more space with a 4th bedroom, a large family room, and an additional 3pcs bathroom â€” perfect for guests or growing families. Located within walking distance to schools, Lucky Supermarket & close to Walmart Supercentre, and just steps from public transit, this home is perfect for first-time buyers or investors. Book your private showing today!



Built in 1974

## Essential Information

MLS® #	A2210470
Price	\$339,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,131
Acres	0.05

Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	4544 7 Avenue Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4x1

### Amenities

Parking Spaces	2
Parking	Off Street, Stall

### Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground
Lot Description	Back Lane, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	18
Zoning	M-C1

### Listing Details

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