



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4308 6A Avenue, Calgary T2A 3A9**

MLS®#: **A2158963**

Area: **Forest Heights**

Listing Date: **08/19/24**

List Price: **\$429,888**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**1972**

Lot Information

Lot Sz Ar:

**2,497 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,314**

Low Sqft:

Ttl Sqft:

**1,314**

DOM

**94**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Front Yard,Lawn,Interior Lot,Rectangular Lot  
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**No Animal Home,No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Family Room</b>	<b>Main</b>	<b>19`2" x 11`2"</b>	<b>Entrance</b>	<b>Main</b>	<b>8`10" x 3`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 8`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 6`5"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>8`0" x 19`1"</b>	<b>Covered Porch</b>	<b>Main</b>	<b>5`1" x 24`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 10`3"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`11" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>9`0" x 15`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 11`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>13`0" x 8`1"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 5`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`8" x 7`10"</b>	<b>Den</b>	<b>Basement</b>	<b>9`9" x 10`6"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**520LK**

Remarks

Pub Rmks:

**PRICED TO SELL! Beautifully renovated 2-storey townhome with NO CONDO FEES! OVER 1300 square feet of living space. 3-Bedrooms up & a 4-piece bath. Den in basement that can be converted into another bedroom with another 4 piece BATH! Open the front door to an open foyer & living room. The main level has both an open & functional floor plan. This home has been renovated from top to bottom, with newer windows, newer stainless steel appliances, quartz countertops & vinyl flooring throughout. The family room is comfortable & bright as it has sliding glass doors that lead out to the deck & private yard. Upstairs has 3 bedrooms & a 4-piece bath. Downstairs has a rec room, 4-piece bath, a den & large utility room for laundry & storage space. Hove is MOVE-IN-READY, come view this home today with your favourite Realtor!!**

Inclusions:  
Property Listed By:

**N/A**  
**Diamond Realty & Associates LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















