



THE
A-TEAM

**RE/MAX
FIRST**

4308 6A Avenue, Calgary T2A 3A9

MLS®#: **A2158963** Area: **Forest Heights** Listing **08/19/24** List Price: **\$445,888**
 Status: **Active** County: **Calgary** Change: **-\$14k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1972** Abv Sqft: **1,314**
Lot Information Low Sqft:
 Lot Sz Ar: **2,497 sqft** Ttl Sqft: **1,314**
 Lot Shape:

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Front Yard,Lawn,Interior Lot,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting,Rain Gutters** 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

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

Title: **Fee Simple**
Zoning: **R-C2**
Legal Desc: **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: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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













