



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4531 7 Avenue #13, Calgary T2A5E4**

MLS® #: **A2165815**

Area: **Forest Heights**

Listing Date: **09/14/24**

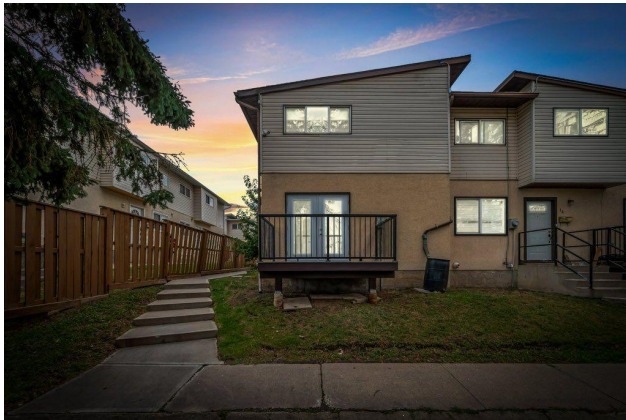
List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**1976**

Lot Information

Finished Floor Area

Abv Sqft:

**956**

Low Sqft:

Ttl Sqft:

**956**

Lot Sz Ar:

Lot Shape:

DOM

**68**

Layout

Beds:

**3 (3 )**

Baths:

**1.5 (1 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Aluminum Siding**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**

Int Feat:

**No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`2" x 4`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>6`6" x 7`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 7`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 14`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 8`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 8`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 9`10"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`11" x 3`10"</b>	<b>Den</b>	<b>Basement</b>	<b>7`9" x 10`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`2" x 8`3"</b>	<b>Game Room</b>	<b>Basement</b>	<b>13`2" x 9`9"</b>
<b>Storage</b>	<b>Basement</b>	<b>10`10" x 6`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`6" x 9`11"</b>

Condo Fee:  
**\$325**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **7610454**

Remarks

Pub Rmks: **Welcome to this well maintained end unit townhome located in the convenient community of Forest Lawn! This perfect starter home or investment opportunity has 3 bedrooms and 1.5 bathrooms! Located close to all amenities including shopping centres, 17th avenue, schools, playgrounds and parks! Enjoy quiet evenings on your back deck as it's an end unit, you have adequate privacy! Book your viewing today!**

Inclusions:  
Property Listed By: **NA  
PREP Realty**

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





