



THE
A-TEAM

**RE/MAX
FIRST**

4531 7 Avenue #32, Calgary T2A 5E4

MLS®#: **A2182759**

Area: **Forest Heights**

Listing Date: **12/09/24**

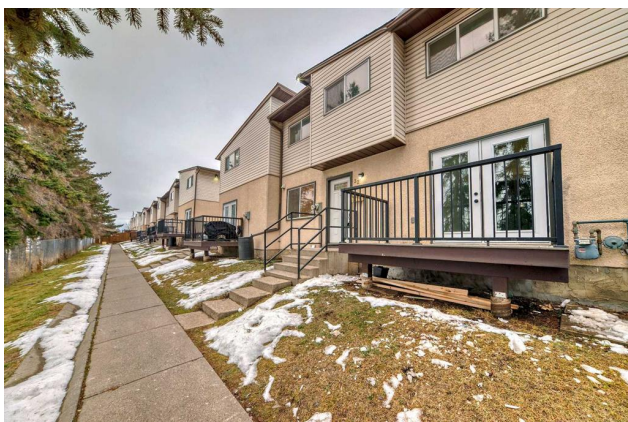
List Price: **\$320,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,030**
Low Sqft:
Ttl Sqft: **1,030**

DOM

12
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Concrete, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Washer/Dryer**
Int Feat: **Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	7`10" x 10`0"
2pc Bathroom	Main	4`0" x 4`1"
Bedroom - Primary	Second	9`11" x 13`11"
Walk-In Closet	Second	4`9" x 5`6"
Bedroom	Second	8`0" x 12`0"
Flex Space	Basement	9`5" x 10`8"

Room	Level	Dimensions
Storage	Main	4`0" x 5`2"
Living Room	Main	14`7" x 13`10"
4pc Bathroom	Second	7`11" x 4`11"
Bedroom	Second	8`7" x 8`4"
Family Room	Basement	17`0" x 10`8"

Legal/Tax/Financial

Condo Fee:
\$325

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7610454**

Remarks

Pub Rmks: **Step into this stylishly renovated townhome, offering nearly 1,500 sq. ft. of thoughtfully designed living space. This is more than just a home—it's an opportunity to enjoy the best of inner-city living with exceptional rental income potential. As you enter, you'll be welcomed by a spacious and bright open-plan living area, ideal for both relaxation and entertaining. The sleek, stainless steel appliances in the kitchen add a contemporary flair, perfectly paired with stone countertops and ample storage space—making it a dream for any home chef. Upstairs, you'll find three generously proportioned bedrooms, each designed for comfort and privacy. The master suite is especially inviting, featuring large windows that bathe the room in natural light, creating a peaceful and tranquil retreat. The fully finished basement offers even more living space, with a versatile additional flex space that's perfect for guests, a home office, or a cozy den. Plus, there's plenty of room to easily add a full bathroom, further enhancing the home's flexibility and potential. Outside, enjoy your own private front patio backing onto a lush green space—a perfect spot for summer barbecues, a morning coffee, or a quiet evening under the stars. This stunning home is ideally situated in a highly desirable neighborhood, close to shopping, schools, and all the amenities you need. Whether you're looking for a stylish place to call home or a high-potential investment property, this townhome offers the best of both worlds. Don't miss out on this incredible opportunity—book your showing today and see all the possibilities this exceptional property has to offer!**

Inclusions: **none**
Property Listed By: **Real Broker**

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







