



THE
A-TEAM

**RE/MAX
FIRST**

4305 7A Avenue, Calgary T2A 3A6

MLS®#: **A2206516**

Area: **Forest Heights**

Listing Date: **03/28/25**

List Price: **\$397,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1972**

Lot Information

Lot Sz Ar: **2,518 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,118**
Low Sqft:
Ttl Sqft: **1,118**

DOM

23
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Front Yard,Lawn,Private,Rectangular Lot**
Park Feat: **Additional Parking,Carport,Covered,Driveway,Front Drive,Off Street,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Barbecue,Lighting,Playground,Private Yard,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	5`9" x 8`0"	Bedroom	Second	10`0" x 11`1"
Bedroom	Second	9`0" x 10`0"	Bedroom - Primary	Second	8`10" x 16`0"
Dining Room	Main	10`3" x 8`0"	Foyer	Main	10`8" x 6`5"
Kitchen	Main	8`3" x 8`0"	Living Room	Main	19`5" x 11`2"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

520LK

R-CG

Remarks

Pub Rmks:

Nestled on a quiet cul-de-sac and facing a playground, this fully renovated 2-storey home is perfect for a growing family. Featuring three spacious bedrooms and a newly updated full bathroom, this home boasts numerous recent upgrades, including new flooring throughout, a brand-new kitchen, fresh interior paint, updated baseboards, and a carport at entrance door. The bright and spacious living room shines with new gleaming vinyl floors, bright paint and a large sliding window facing large front lawn, while the modern kitchen offers stainless steel appliances and updated countertops with new flooring. Upstairs, you'll find three generously sized bedrooms with new flooring, along with a stylishly renovated bathroom featuring new flooring, bath tub, toilet, vanity, and fresh paint. The unfinished basement provides ample storage, and the opportunity to create your ideal space. Step outside to enjoy a huge covered front deck—perfect for summer gatherings and BBQs. Ideally situated across from a playground with and close to schools, shopping, transit, and all essential amenities, this is a home you don't want to miss!

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Central)

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









