



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

Finished Floor Area

Lot Sz Ar:

2,518 sqft

Lot Shape:

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:

Park Feat:

Front Yard,Lawn,Private,Rectangular Lot

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









