

**4304 6A Avenue SE
Calgary, Alberta**

MLS # A2227500



\$365,000

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,077 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: None

Prime 4-bed, 2.5-bath end-unit home with no condo fees—perfect for investors seeking strong cashflow, first-time buyers, or families! Features a spacious finished basement, modern stucco siding, central A/C, a large 4-car driveway, and a generous front yard. Ideally located near schools, shops, a hospital, LRT station, parks, and playgrounds. Move-in ready with excellent rental or family-living potential! - Call your favourite realtor today.