

**4544 7 Avenue SE
Calgary, Alberta****MLS # A2210470****\$359,900**

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,131 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Laminate, Tile**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Wood Frame**Foundation:** Poured Concrete**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** M-C1**Utilities:** -**Inclusions:** N/A

RARE OPPORTUNITY & NO CONDO FEE! This affordable and spacious 4-bedroom, 2.5-bath townhome offers incredible value with two rear parking stalls and a fantastic location! The main floor features a bright, open concept living room with stylish laminate flooring, a functional kitchen, and a cozy dining area. Step outside to your large private deck & ideal for summer BBQs and entertaining! Upstairs, you'll find three generously sized bedrooms and a full 4 pcs bathroom. The fully finished basement adds even more space with a 4th bedroom, a large family room, and an additional 3pcs bathroom & perfect for guests or growing families. Located within walking distance to schools, Lucky Supermarket & close to Walmart Supercentre, and just steps from public transit, this home is perfect for first-time buyers or investors. Book your private showing today!