

# \$449,900 - 4311 7a Avenue Se, Calgary

MLS® #A2243592

**\$449,900**

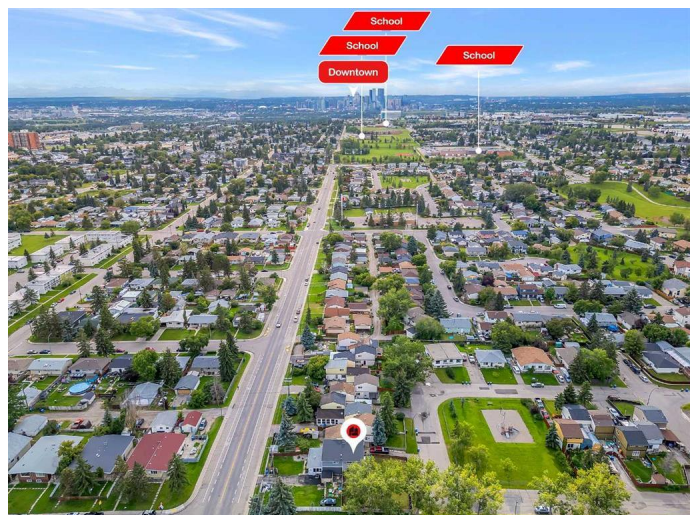
4 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.12 Acres

Forest Heights, Calgary, Alberta

5000+ SQFT FULLY FENCED AND GATED YARD! NO CONDO FEES! FULLY RENOVATED! CLOSE TO ALL AMENITIES!

Welcome to this NO CONDO FEE TOWNHOME in the AMENITY RICH COMMUNITY OF FOREST HEIGHTS! You are ONLY MINUTES FROM DOWNTOWN, INTERNATIONAL AVENUE, STONEY TRAIL SE AND DEERFOOT TRAIL SE! This FULLY RENOVATED TOWNHOME SITS ON A 5000+ SQFT LOT WITH A FULL FENCE AND GATE! Step inside the home to be greeted with MODERN FINISHES such as LUXURY VINYL PLANK, MDF SHELVING, BUILT-IN SHELVES AND ELECTRIC FIREPLACE, BRAND NEW FLOOR TO CEILING KITCHEN AND STAINLESS STEEL APPLIANCES! The MAIN FLOOR has a HUGE LIVING ROOM with a BUILT-IN ELECTRIC FIREPLACE WITH STORAGE! The KITCHEN IS BRAND NEW WITH FLOOR TO CEILING CABINETS AND STAINLESS STEEL APPLIANCES! The KITCHEN is connected to the DINING ROOM that OVERLOOKS FOR YOUR 5000+ SQFT LOT! Make your way up the stairs to find BEAUTIFUL GLASS RAILING leading to the UPPER LEVEL TO BE GREETED WITH 3 BEDROOMS (ONE OF WHICH IS THE HUGE PRIMARY BEDROOM) and a FULLY RENOVATED 4PC BATHROOM! The BASEMENT IS FULLY FINISHED in the SAME FINISHINGS AS THE UPPER LEVELS with an ADDITIONAL BEDROOM/OFFICE/GYM/MEDIA ROOM,



your LAUNDRY and ANOTHER 4PC BATHROOM! The home also has UPDATED WINDOWS AND VINYL SIDING. This HOME IS MOVE IN READY AND PERFECT FOR THE GROWING FAMILY, YOUNG PROFESSIONAL. The LARGE LOT is perfect for FAMILY GATHERINGS, KIDS AND EVEN PETS! The home is only 15 MINUTES TO DOWNTOWN YYC, and ONLY 18 MINUTES TO YYC AIRPORT! There are many schools and shopping centers nearby as well!

Built in 1972

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2243592      |
| Price          | \$449,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,104         |
| Acres          | 0.12          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4311 7a Avenue Se |
| Subdivision | Forest Heights    |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 3A6           |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 3                                                              |
| Parking        | Driveway, Front Drive, Gated, Off Street, Parking Pad, Asphalt |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                             |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Electric                                                                                                |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard                |
| Lot Description   | Front Yard, Rectangular Lot |
| Roof              | Flat Torch Membrane         |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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