

3, 4531 7 Avenue SE  
Calgary, Alberta

MLS # A2167662



## \$369,888

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home		

**Inclusions:** Appliances

This is not a typical renovated ! It has been carefully designed and crafted to details ! BEST LOCATION IN COMPLEX | NEW KNOCK-DOWN TEXTURE CEILING | NEW FURNACE, NEW HOT WATER TANK | NEW ELECTRICAL WIRE TO APPLIANCES | NEW VINYL PLANK FLOORING | NEW U-SHAPE KITCHEN | ALL NEW CABINETS, COUNTER TOP THROUGH THE HOUSE | ALL NEW KITCHEN APPPLIANCES | ALL NEW HARDWARE | 2 NEW BATHROOMS WITH ALL NEW ACCESSCORIES | ALL NEW HIGH-END LIGHTNING | This quality and details of the renovation is like a show home ! Basement is open and clean, with new lightning, can be used as a gym or your additional living space.