

4546 7 Avenue SE
Calgary, Alberta

MLS # A2171503



\$389,000

Division:	Forest Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	1974 (50 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

NO CONDO FEE TOWNHOUSE | 5 BEDS | DOUBLE GARAGE | ROOF 3 YEARS | HIGH EFFICENCY FURNACE, HOT WATER TANK 7 YEARS | NEWER WINDOWS THROUGH THE HOUSE | AIR CONDITIONER | NEW COUNTER TOP, ELECTRIC STOVE | . This townhouse boasts 5 bedrooms and 1 Full Baths, 1 Half Bath. The main floor offers very bright living room, kitchen and dining, all have been updated with vinyl and tile flooring, stainless steel appliances and granite countertop. On the upper floor there are 4 good sized bedroom providing lots of space for your family and guests staying. All the rooms have their own closet for your convenience. Basement is full and partially finished with one bedroom and a common area, storage and laundry room. This townhome has front and back yard, and especially comes with an Double Car Garage in the back lane. and plenty of street parking right at front. Situated in a family-friendly community, you'll be just minutes from parks, schools, shopping, and public transit, making it easy to enjoy all that Calgary has to offer. This townhome is ready to move in. It's a rare gem in this market, act fast before it's gone.