

14, 4531 7 Avenue SE  
Calgary, Alberta

MLS # A2172883



## \$310,000

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt

**Basement:** Full, Partially Finished

**Exterior:** Composite Siding

**Foundation:** Poured Concrete

**Features:** Granite Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 325

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** none

well kept updated kitchen cabinet ;granite counter ;laminated floors; 3 bed rooms townhouse; 1.5 baths; open kitchen & living room plan ; patio door to deck ; developed basement with den & recreation room . home face to open yard close to schools; bus stops; shopping center