

# \$397,900 - 4305 7a Avenue Se, Calgary

MLS® #A2206516

**\$397,900**

3 Bedroom, 1.00 Bathroom, 1,119 sqft

Residential on 0.06 Acres

Forest Heights, Calgary, Alberta

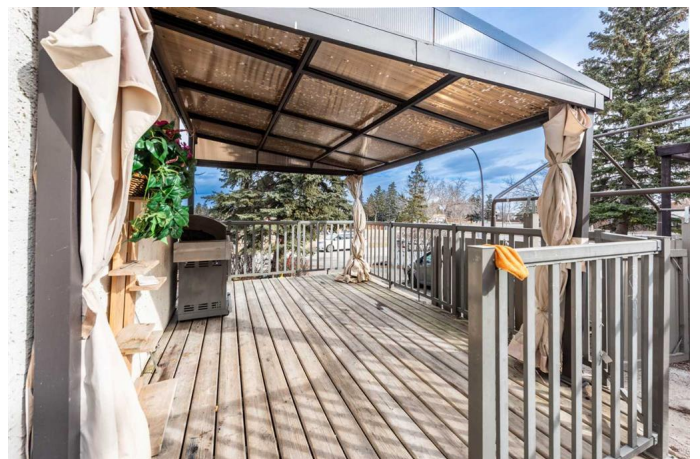
Nestled on a quiet cul-de-sac and facing a playground, this fully renovated 2-storey home is perfect for a growing family. Featuring three spacious bedrooms and a newly updated full bathroom, this home boasts numerous recent upgrades, including new flooring throughout, a brand-new kitchen, fresh interior paint, updated baseboards, and a carport at entrance door. The bright and spacious living room shines with new gleaming vinyl floors, bright paint and a large sliding window facing large front lawn, while the modern kitchen offers stainless steel appliances and updated countertops with new flooring. Upstairs, you'll find three generously sized bedrooms with new flooring, along with a stylishly renovated bathroom featuring new flooring, bath tub, toilet, vanity, and fresh paint. The unfinished basement provides ample storage, and the opportunity to create your ideal space. Step outside to enjoy a huge covered front deck—perfect for summer gatherings and BBQs. Ideally situated across from a playground with and close to schools, shopping, transit, and all essential amenities, this is a home you don't want to miss!

Built in 1972

## Essential Information

MLS® # A2206516

Price \$397,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,119         |
| Acres          | 0.06          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4305 7a Avenue Se |
| Subdivision | Forest Heights    |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 3A6           |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                               |
| Parking        | Additional Parking, Carport, Covered, Driveway, Front Drive, Off Street, On Street, Parking Pad |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Barbecue, Lighting, Playground, Private Yard, Storage |
| Lot Description   | Front Yard, Lawn, Private, Rectangular Lot            |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stucco, Wood Frame                                    |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 34               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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