

9, 4515 7 Avenue SE  
Calgary, Alberta

MLS # A2179498



**\$309,900**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,071 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>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 351

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home, Pantry

**Inclusions:** N/A

First-Time Buyers & Investors Alert! Renovated 3 Bedrooms 1071 sq.ft. End Townhouse with Upgrades & Low Condo Fees in Forest Heights! | NEW Upgrades in Oct 2024: Brand New Floors in Kitchen, Entrance and Pantry | Newer Washer and Dryer in April 2019 | The main floor features a spacious Living Room with Lamainted Floors and quick access to the Deck great for entertaining, a Gallery kitchen with ample of countertops & cabinets, hoodfan, stove & fridge, a Sunny Dining Room, a Half Bath finished this level. The Upper Level has a total of 3 Bedrooms including a Master Bedroom with a big walk-in closet, 2 other Bedrooms and a 4pc Full Bath. The unfinished basement with tons of untapped potential awaits your finishing touches! This property also comes with a parking stall. Convenient Location: Walk to Keeler School & playground, Close to shopping, restaurants, public transit, Marlborough Mail & Many Other Amenities! Great Property to invest in or own! Don't miss out!