

32, 4531 7 Avenue SE
Calgary, Alberta

MLS # A2182759



\$320,000

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,030 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters		

Inclusions: none

Step into this stylishly renovated townhome, offering nearly 1,500 sq. ft. of thoughtfully designed living space. This is more than just a home—it's an opportunity to enjoy the best of inner-city living with exceptional rental income potential. As you enter, you'll be welcomed by a spacious and bright open-plan living area, ideal for both relaxation and entertaining. The sleek, stainless steel appliances in the kitchen add a contemporary flair, perfectly paired with stone countertops and ample storage space—making it a dream for any home chef. Upstairs, you'll find three generously proportioned bedrooms, each designed for comfort and privacy. The master suite is especially inviting, featuring large windows that bathe the room in natural light, creating a peaceful and tranquil retreat. The fully finished basement offers even more living space, with a versatile additional flex space that's perfect for guests, a home office, or a cozy den. Plus, there's plenty of room to easily add a full bathroom, further enhancing the home's flexibility and potential. Outside, enjoy your own private front patio backing onto a lush green space—a perfect spot for summer barbecues, a morning coffee, or a quiet evening under the stars. This stunning home is ideally situated in a highly desirable neighborhood, close to shopping, schools, and all the amenities you need. Whether you're looking for a stylish place to call home or a high-potential investment property, this townhome offers the best of both worlds. Don't miss out on this incredible opportunity—book your showing today and see all the possibilities this exceptional property has to offer!