

# \$265,000 - 3, 4547 7 Avenue Se, Calgary

MLS® #A2247712

**\$265,000**

3 Bedroom, 2.00 Bathroom, 591 sqft

Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

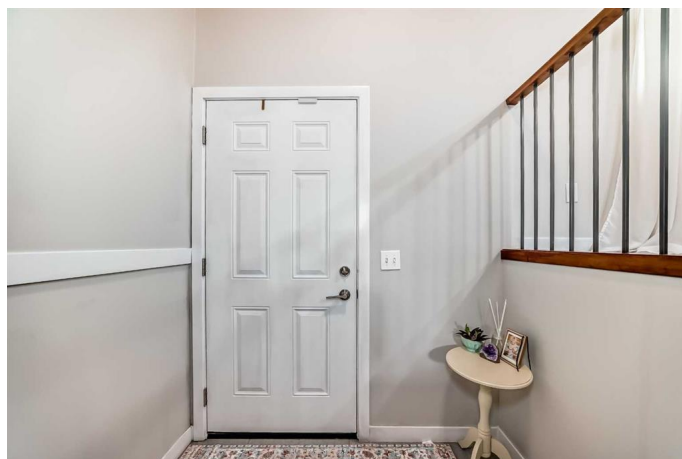
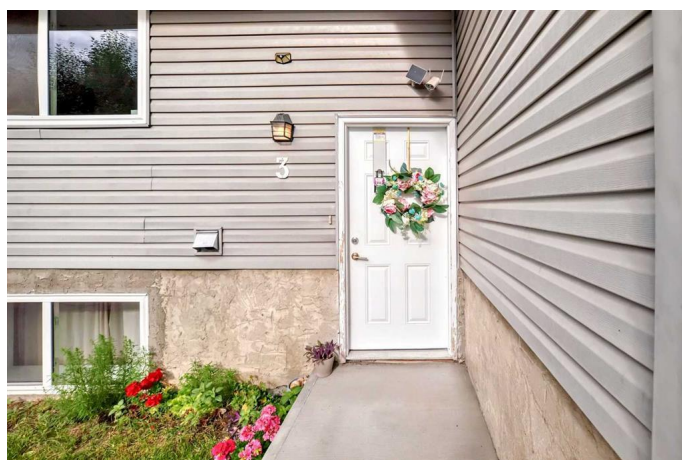
BACK ON THE MARKET DUE TO FINANCING. Ready to be surprised? This recently renovated bi-level home is immaculate, showing pride of ownership throughout!! The layout is perfect with a spacious and bright Kitchen (new fridge, dishwasher and microwave!), Dining and Living rooms on the main floor along with a 3 piece bath. Just off of the Living room is a private deck which sits above a lovely flower garden. The lower level (with huge windows) boasts a large primary bedroom, 2 more good sized bedrooms, a 4 piece bath, laundry and storage space. This amazing home, located on a quiet street is also conveniently close to schools, public library, pool, playgrounds, grocery stores, public transit & more. The 6 unit complex is Owner-managed so condo fee's are lower than most and personal care is taken throughout the complex. Assigned parking stall included with this unit and there is plenty of on-street parking for guests. Book your private viewing now and don't miss out on this gem of a property! Excellent for first time home buyer or to add to your investment portfolio.

Built in 1976

## Essential Information

MLS® # A2247712

Price \$265,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 591           |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 3, 4547 7 Avenue Se |
| Subdivision | Forest Heights      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 5E4             |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Parking         |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### **Interior**

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

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Lawn, See Remarks        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 32                |
| Zoning         | M-C1              |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | Purpose Realty |
|----------------|----------------|

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