

# \$265,000 - 20, 4531 7 Avenue Se, Calgary

MLS® #A2250418

## \$265,000

3 Bedroom, 2.00 Bathroom, 1,032 sqft  
Residential on 0.00 Acres

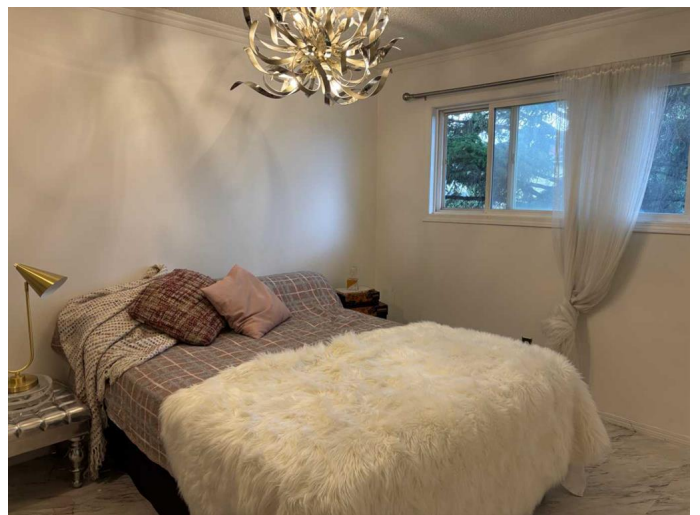
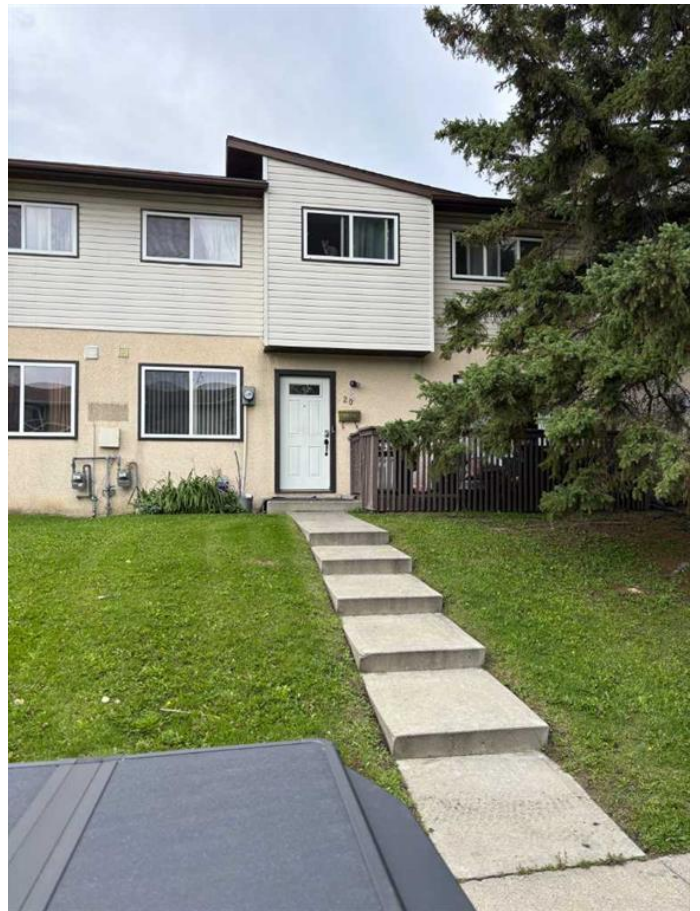
Forest Heights, Calgary, Alberta

ARE YOU READY FOR THIS 3-Bedroom plus office with 1 1/2 Bathroom town home for under \$300K. Excellent for first time home buyer or investment property. This home has over 1,400 of developed space across the main, upper and basement levels. Large primary bedroom with 2 additional bedrooms and a full bathroom upstairs. On the main level is the kitchen, dining room and living room with a half bathroom and access to a very private deck. The basement has a lovely family room and office with a large storage room and laundry. You will also have one assigned parking stall. Close to shopping, transit, restaurants, schools, parks, etc. Easy access to downtown and Stoney Trail. The location of this property is ideal for driving anywhere in the city. Don't miss this opportunity.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250418  |
| Price          | \$265,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,032     |
| Acres          | 0.00      |
| Year Built     | 1976      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20, 4531 7 Avenue Se |
| Subdivision | Forest Heights       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5E4              |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Snow Removal, Trash |
| Parking Spaces | 1                   |
| Parking        | Stall, Off Street   |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Street Lighting, Treed, City Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame, Metal Siding |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 68                |
| Zoning         | M-C1              |

### Listing Details



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