\$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

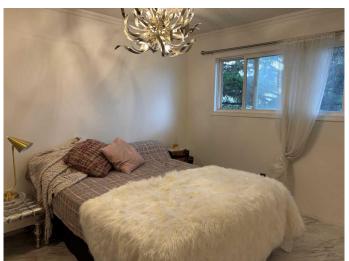
Full Baths 1

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 55

Zoning M-C1

Listing Details



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.