

\$260,000 - 20, 4531 7 Avenue Se, Calgary

MLS® #A2250418

\$260,000

3 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.00 Acres

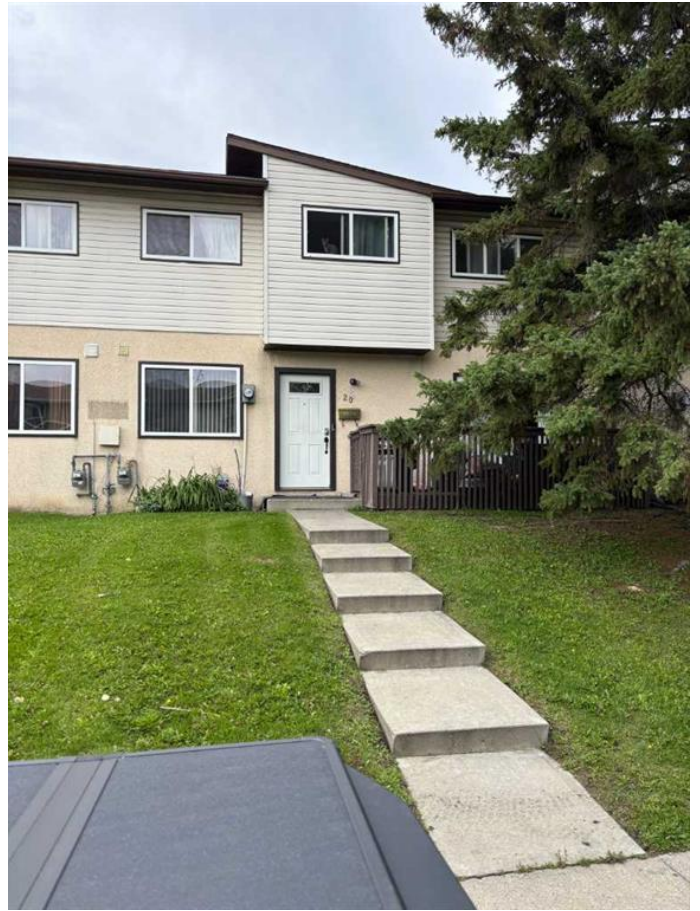
Forest Heights, Calgary, Alberta

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	\$260,000
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	Off Street, Stall

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	Full

Exterior

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

Additional Information

Date Listed	August 21st, 2025
Days on Market	84
Zoning	M-C1

Listing Details



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.