34 4531 7 Avenue SE

Calgary | Active | MLS® A2356220

$240,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**1,025.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

This home has so much potential, will require some TLC. Located in a nice community with walking distance to stores, shopping, transit and parks. Total of three generous sized bedrooms, two bathrooms, large living room with a big window allowing plenty of light to shine in. If you are a handy man or an investor this home is going to be a great fit.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356220
Bedrooms	3
Bathrooms	2
Year Built	1976
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,025.4 sq. ft.
Main Level Finished Area:	503.9 sq. ft.
Condo Fee:	$365.00
Condo Fee Includes:	See Remarks
Acreage:	No
Front Exposure:	South
Entry Level:	1

Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1976 (Age: 50)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7610454
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -

Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Forest Glen Gardens
Community:	Forest Heights
Amenities:	None
Appliances:	None
Inclusions:	N/A
Restrictions:	See Remarks
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 14'7" × 13'11" ·
Main Floor	Kitchen · 10'3" × 7'8" ·
Main Floor	Dinette · 7'11" × 6'9" ·
Upper Level	Bedroom · 12' × 7'11" ·
Upper Level	Bedroom - Primary · 17'4" × 9'11" ·
Upper Level	Bedroom · 10'4" × 8'7" ·
Title to Land:	Fee Simple
Community Features:	Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	See Remarks
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone E

Zoning:	M-C1
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/34-4531-7-avenue-se-calgary-a2356220/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.