4 4547 7 Avenue SE

Calgary | Active | MLS® A2343994

$247,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**617.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Hope Street Real Estate Corp.

A closer look

Discover exceptional value in this NEWLY RENOVATED 3-BEDROOM, 1.5 - BATHROOM condo - TOTAL LIVING SPACE of 1100 sq ft - located in a quiet, well run six plex in Forest Heights. With LOW CONDO FEES and modern upgrades throughout, this home offers comfort, convenience, and affordability.
Enjoy a bright, refreshed interior featuring a BRAND-NEW KITCHEN with updated cabinetry and countertops. The entire unit has been FRESHLY PAINTED, creating a crisp, contemporary feel. CARPETS INSTALLED JUST A COUPLE OF YEARS AGO remain in excellent condition, adding warmth to the living spaces and bedrooms.
With three spacious bedrooms and a practical 1.5 bathroom layout, this home is ideal for families, first-time buyers, or investors seeking a turnkey property. All you have to do is MOVE IN AND ENJOY.
Located minutes from schools, parks, shopping, and transit, this Forest Heights gem delivers unbeatable value in a low-maintenance building.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343994
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:	Townhouse
Total Living Area:	617.1 sq. ft.
Main Level Finished Area:	545.84 sq. ft.
Below Grade Finished Area:	564.25 sq. ft.

Condo Fee:	$255.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Snow Removal
Acreage:	No
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Bi-Level
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1976 (Age: 50)
Bedrooms:	3 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	0713943
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Forest Heights
Amenities:	None
Appliances:	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 10'8" × 8' ·
Main Floor	Kitchen · 7'3" × 6'11" ·
Main Floor	Living Room · 17'2" × 11'7" ·
Main Floor	Storage · 5'10" × 4'2" ·
Basement	Bedroom · 12'7" × 7'5" ·
Basement	Bedroom · 9'6" × 8'8" ·
Basement	Bedroom - Primary · 10'7" × 9'10" ·
Basement	Furnace/Utility Room · 5'9" × 3'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks

Interior Features:	Ceiling Fan(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	M-C1
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4-4547-7-avenue-se-calgary-a2343994/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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