4316 8 Avenue SE

Calgary | Active | MLS® A2354081

$335,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1972**	**1,085.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

A MUST SEE! NO CONDO FEES! Welcome to this well maintained 2-storey townhouse in the community of Forest Heights. It’s ideal for first time home buyers and investor alike. This townhouse offers a total living space of 1,491 square feet excluding the spacious covered front porch. This lovely home has spacious family room, kitchen with cupboard space and a dining area at the main floor. Upstairs, you’ll find three generously sized bedrooms with ample closet space and a 4-piece bathroom in the hallway. In the basement, there is an spacious recreation or family room with a dry bar, a Flex room and a 3-piece bathroom. Within close proximity to public transit, schools, shopping and playgrounds- everything you need is within reach. Don't miss out-book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354081
Bedrooms	3
Bathrooms	2
Year Built	1972
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,085.6 sq. ft.
Main Level Finished Area:	542.8 sq. ft.
Upper Level Finished Area:	542.8 sq. ft.
Below Grade Finished Area:	405.4 sq. ft.
Acreage:	No

Lot Area:	4,402 sq. ft.
Lot Frontage:	70'¼"
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1972 (Age: 54)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	520LK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Laminate
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parking Pad
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Forest Heights
Appliances:	Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Air Fryer, Shed
Restrictions:	None Known
Main Floor	Pantry · 2'6" × 2' ·
Main Floor	Kitchen · 9'1" × 8' ·
Main Floor	Dining Room · 9'2" × 8' ·
Main Floor	Covered Porch · 26'7" × 12'2" ·
Main Floor	Entrance · 7'1" × 4' ·
Main Floor	Living Room · 19'4" × 11'2" ·
Upper Level	Walk-In Closet · 3'11" × 3' ·
Upper Level	Bedroom · 10' × 8'11" ·
Upper Level	Bedroom - Primary · 13'6" × 9' ·
Upper Level	Bedroom · 10' × 8'9" ·
Basement	Furnace/Utility Room · 11'6" × 9'10" ·
Basement	Flex Space · 10'10" × 8'6" ·
Basement	Other · 5' × 3'8" ·
Basement	Game Room · 18'5" × 10'5" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	None
Patio And Porch Features:	Front Porch
Lot Features:	Square Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C2
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4316-8-avenue-se-calgary-a2354081/

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