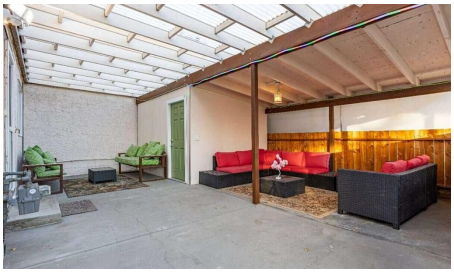
4318 7 Avenue SE

Calgary | Active | MLS® A2358554

$359,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1972**	**1,059.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Easy List Realty

A closer look

For more information, please click the "More Information" button.
Welcome to this well-maintained, move-in-ready 2-storey freehold townhouse in Forest Heights, with no condo fees. Offering almost 1,060 sq. ft. above grade, this home combines comfortable living, thoughtful updates, and exceptional value. The main floor features a bright, inviting living room and an updated kitchen with modern finishes and plenty of functional space. Upstairs, you'll find three bedrooms and a full bathroom. The developed basement provides additional living space, including a recreation room, a versatile flex room, laundry, and a convenient half bathroom. Step outside to enjoy a private, fenced yard and spacious covered patio, creating an inviting outdoor living area for relaxing or entertaining, rain or shine. The property also offers covered carport parking and space for two vehicles in tandem. With updated flooring, windows, and kitchen finishes, this home offers practical improvements throughout. Located in the established community of Forest Heights, with convenient access to schools, parks, shopping, transit, and major routes. No condo fees, flexible living space, private outdoor entertaining, and covered parking make this an excellent opportunity for homeowners and investors alike.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358554
Bedrooms	4
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:	1,059.81 sq. ft.
Main Level Finished Area:	530.39 sq. ft.

Upper Level Finished Area:	529.42 sq. ft.
Below Grade Finished Area:	487.59 sq. ft.
Lot Area:	2,497 sq. ft.
Lot Frontage:	40'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, No One Above, No One Below
Total Rooms Above Grade:	7
Year built:	1972 (Age: 54)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	520LK
Heating:	Central, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco, Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate, Vinyl

Cooling:	Window Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Carport
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Electric Dryer Hookup, In Basement, In Unit, Lower Level, Washer Hookup
City Quadrant:	Southeast
Community:	Forest Heights
Appliances:	Dishwasher, Electric Stove, Humidifier, Microwave, Range, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Inclusions:	Patio Furniture, Patio Natural Gas Heater
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way
Main Floor	Dining Room · 8'9" × 7'11" ·
Main Floor	Foyer · 9'11" × 6'4" ·
Main Floor	Eat in Kitchen · 9'7" × 7'11" ·
Main Floor	Living Room · 19'2" × 11'2" ·
2nd Floor	Bedroom · 11'1" × 9'11" ·
2nd Floor	Bedroom · 9'11" × 8'10" ·
2nd Floor	Bedroom - Primary · 15'11" × 8'10" ·
Basement	Bedroom · 10'6" × 7'6" ·
Basement	Game Room · 25'1" × 11'10" ·
Basement	Storage · 6' × 3'6" ·
Basement	Furnace/Utility Room · 9'1" × 2'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights

Interior Features:	Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, Storage
Exterior Features:	Awning(s), Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Patio And Porch Features:	Awning(s), Patio, Pergola
Lot Features:	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Sloped Down, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C2
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4318-7-avenue-se-calgary-a2358554/

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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.