

# \$397,900 - 4305 7a Avenue Se, Calgary

MLS® #A2206516

**\$397,900**

3 Bedroom, 1.00 Bathroom, 1,119 sqft

Residential on 0.06 Acres

Forest Heights, Calgary, Alberta

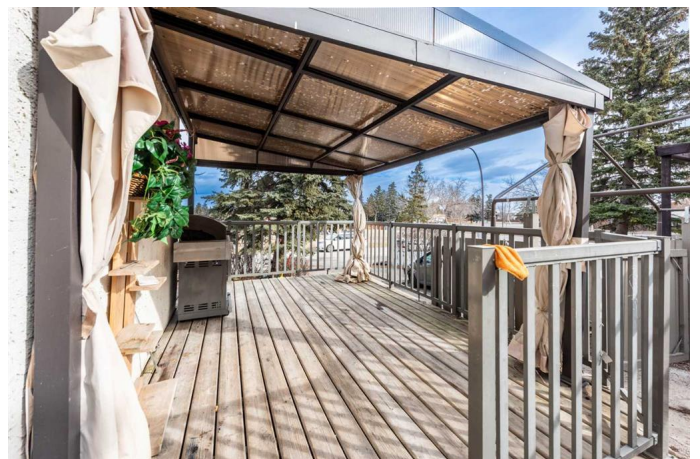
Nestled on a quiet cul-de-sac and facing a playground, this fully renovated 2-storey home is perfect for a growing family. Featuring three spacious bedrooms and a newly updated full bathroom, this home boasts numerous recent upgrades, including new flooring throughout, a brand-new kitchen, fresh interior paint, updated baseboards, and a carport at entrance door. The bright and spacious living room shines with new gleaming vinyl floors, bright paint and a large sliding window facing large front lawn, while the modern kitchen offers stainless steel appliances and updated countertops with new flooring. Upstairs, you'll find three generously sized bedrooms with new flooring, along with a stylishly renovated bathroom featuring new flooring, bath tub, toilet, vanity, and fresh paint. The unfinished basement provides ample storage, and the opportunity to create your ideal space. Step outside to enjoy a huge covered front deck—perfect for summer gatherings and BBQs. Ideally situated across from a playground with and close to schools, shopping, transit, and all essential amenities, this is a home you don't want to miss!

Built in 1972

## Essential Information

MLS® #                   A2206516

Price                     \$397,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,119
Acres	0.06
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	4305 7a Avenue Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3A6

### Amenities

Parking Spaces	4
Parking	Additional Parking, Carport, Covered, Driveway, Front Drive, Off Street, On Street, Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Barbecue, Lighting, Playground, Private Yard, Storage
Lot Description	Front Yard, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 28th, 2025
Days on Market	39
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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