

# \$300,000 - 15, 4531 7 Avenue Se, Calgary

MLS® #A2248934

**\$300,000**

3 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

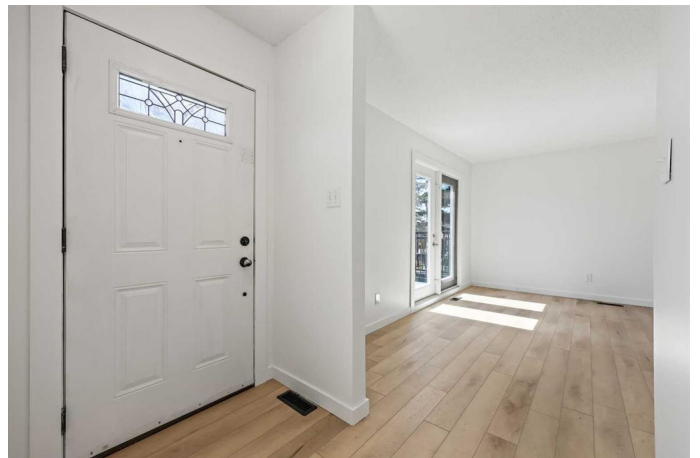
Welcome to this updated townhome offering nearly 1,500 sq. ft. of thoughtfully designed living space in a sought-after inner-city location. Ideal as a comfortable residence or a promising investment property, this home combines space, versatility, and convenience.

The open-concept main floor features a bright living and dining area, perfect for relaxing or entertaining. The kitchen offers ample cabinet space, modern appliances, and a functional layout to make cooking and meal prep a breeze.

Upstairs, youâ€™ll find three generously sized bedrooms, each designed for comfort. The primary bedroom stands out with large windows that fill the space with natural light. The fully finished basement adds even more flexibility, offering a great spot for a home office, media room, or guest spaceâ€”with the potential to add a full bathroom for extra value.

Outside, enjoy your private front patio backing onto green spaceâ€”perfect for morning coffee, weekend barbecues, or quiet evenings outdoors.

Located close to shopping, schools, and amenities, this home delivers both lifestyle and convenience. Whether youâ€™re looking for a place to call home or an income property, this townhome is a fantastic opportunity. Book your showing today!



Built in 1976

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248934      |
| Price          | \$300,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,026         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 15, 4531 7 Avenue Se |
| Subdivision | Forest Heights       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2G 2Y9              |

## Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 1                               |
| Parking        | Assigned, Off Street, Stall     |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Vinyl Windows          |
| Appliances        | Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, Lighting                                             |
| Lot Description   | Backs on to Park/Green Space, Few Trees, No Neighbours Behind |
| Roof              | Asphalt                                                       |
| Construction      | Metal Siding, Stucco, Wood Frame                              |
| Foundation        | Poured Concrete                                               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 9                 |
| Zoning         | M-C1              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.