

**4305 7A Avenue SE**  
**Calgary, Alberta**

**MLS # A2206516**



**\$397,900**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,119 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Carport, Covered, Driveway, Front Drive, Off Street, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

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!