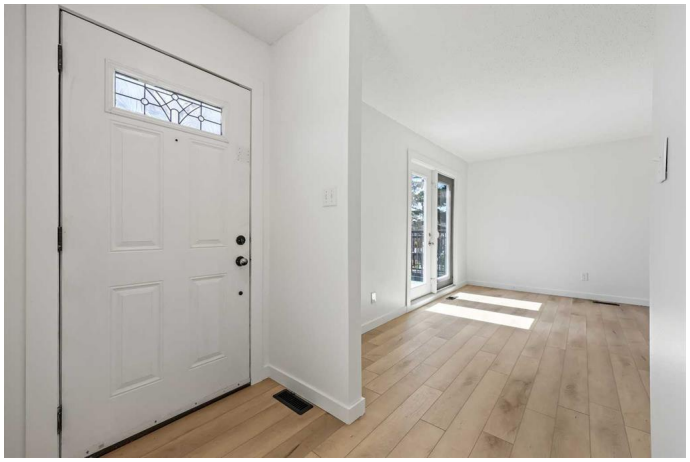
$290,000 - 15, 4531 7 Avenue Se, Calgary

MLS® #A2248934

$290,000
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	$290,000
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	Visitor Parking, Parking, Trash
Parking Spaces	1
Parking	Off Street, Assigned, 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	Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	26
Zoning	M-C1

Listing Details

Listing Office	eXp Realty

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