



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

5, 4547 7 Avenue SE
Calgary, Alberta

MLS # A2243680



\$332,500

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	612 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to this charming 4-bedroom, 2 full-bath bi-level semi-detached home located in the desirable community of Forest Heights! This well-maintained half duplex offers a functional layout with bright and spacious living areas, perfect for families or investors alike. The upper level features an inviting living room, a well-appointed kitchen, and comfortable bedrooms, while the lower level boasts additional bedrooms and a full bath, ideal for extended family or guests. Enjoy the convenience of being close to schools, the public library, shopping centers, and all the amenities of International Avenue. With easy access to major roadways and transit, this home combines comfort, convenience, and great value. Don't miss your opportunity to own in this vibrant neighborhood!