



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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5, 4547 7 Avenue SE  
 Calgary, Alberta

MLS # A2243680



**\$392,000**

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

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