

# \$365,000 - 4304 6a Avenue Se, Calgary

MLS® #A2227500

**\$365,000**

4 Bedroom, 3.00 Bathroom, 1,077 sqft

Residential on 0.07 Acres

Forest Heights, Calgary, Alberta

Prime 4-bed, 2.5-bath end-unit home with no condo fees—perfect for investors seeking strong cashflow, first-time buyers, or families! Features a spacious finished basement, modern stucco siding, central A/C, a large 4-car driveway, and a generous front yard. Ideally located near schools, shops, a hospital, LRT station, parks, and playgrounds. Move-in ready with excellent rental or family-living potential! - Call your favourite realtor today.

Built in 1972

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2227500      |
| Price          | \$365,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,077         |
| Acres          | 0.07          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

Address 4304 6a Avenue Se



|             |                |
|-------------|----------------|
| Subdivision | Forest Heights |
| City        | Calgary        |
| County      | Calgary        |
| Province    | Alberta        |
| Postal Code | T2A3A9         |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Driveway, Off Street, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Storage                                                           |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener |
| Heating           | High Efficiency, Forced Air, Natural Gas                                           |
| Cooling           | Central Air                                                                        |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Garden, Outdoor Grill, Private Yard, Storage |
| Lot Description   | Corner Lot, Front Yard                       |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco, Wood Frame                           |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 25             |
| Zoning         | R-CG           |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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