

# \$332,500 - 5, 4547 7 Avenue Se, Calgary

MLS® #A2243680

## \$332,500

4 Bedroom, 2.00 Bathroom, 612 sqft

Residential on 0.00 Acres

Forest Heights, Calgary, Alberta

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!

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2243680  |
| Price          | \$332,500 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 612       |
| Acres          | 0.00      |
| Year Built     | 1976      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Row/Townhouse     |
| Style    | Stacked Townhouse |
| Status   | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5, 4547 7 Avenue Se |
| Subdivision | Forest Heights      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A5E4              |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Basement          | None                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 90              |
| Zoning         | M-C1            |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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