



GRASSROOTS
REALTY GROUP

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4843 7 Avenue SE
Calgary, Alberta

MLS # A2346376

\$480,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,079 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Front Yard, Level, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Judicial Sale: An incredible opportunity awaits.. Situated on a remarkably quiet street, the property features a massive corner lot complete with a double attached garage. Upon entering, you'll be greeted by an abundance of natural light streaming through the main level's numerous windows. Offering over 1,000 square feet of living space, the main floor showcases hardwood flooring throughout, a bright, spacious living room, and a functional open-concept kitchen and dining area. From the dining room, step right out onto the deck overlooking your fully fenced yard. The main level is completed by three generously sized bedrooms featuring new closet doors and a 4-piece bathroom with a brand-new bathtub. The fully finished basement expands your living space, boasting two additional good-sized bedrooms, a second 4-piece bathroom, a large recreation room, and a dedicated laundry area. You will also find plenty of storage and convenient direct access to your double garage. The location is exceptionally convenient for families. You are within easy walking distance to excellent local schools including Patrick Airlie School, Holy Trinity School, Forest Lawn High School and just steps to Holly Redeemer Bilingual school, Keeler school and Earnest Morrow School Furthermore, public transit, community libraries, shopping centers, and numerous other daily amenities are just steps away. Please Note: All listing photos have been visually decluttered using AI. Prospective buyers should expect to find the home in relatively good condition, but please be aware that it is currently not very clean.