

\$398,800 - 4311 6 Avenue Se, Calgary

MLS® #A2087400

\$398,800

3 Bedroom, 2.00 Bathroom, 1,376 sqft

Residential on 0.07 Acres

Forest Heights, Calgary, Alberta

NO CONDO FEES! FULLY RENOVATED! UNDER \$400K! This FULLY RENOVATED TOWNHOME with NO CONDO FEES offers over 1700 SQFT of LUXURIOUS LIVING SPACE!!!! NEW FURNANCE & HOT WATER TANK!!! Your FRONT PORCH lead you to the entrance where you are greeted with LUXURY VINLY PLANK, NEW PAINT and much, much MORE! The MAIN FLOOR features a BRAND NEW KITCHEN WITH HIGH GLOSS CABINETS AND STAINLESS STEEL APPLIANCES! The DINING ROOM is next to the KITCHEN and OVERLOOKS your SLIDING GLASS DOOR TO THE FRONT PORCH!!!! The FORMAL LIVING ROOM on the MAIN FLOOR with a SEPARATE ENTRANCE to the FRONT YARD!!!! There is ALSO a FAMILY ROOM with a GAS FIREPLACE, PERFECT for ENTERTAINING or CHILLING! The UPPER FLOOR features THREE BEDS AND A 4PC BATHROOM! The UPPER FLOOR is also FULLY RENOVATED in the SAME FINISHINGS AS THE MAIN FLOOR! The BASEMENT IS FULLY DEVELOPED! There is another OFFICE/BEDROOM with a 3PC BATHROOM! There is ALSO a DEN and LAUNDRY located in the BASEMENT! This home has EASY ACCESS TO MEMORIAL DR NE, 36 ST NE, 52 ST NE AND 17 AVE SE. There are PLENTY SCHOOLS, PARKS AND SHOPPING NEARBY! PERFECT FOR FIRST TIME HOME BUYERS OR INVESTORS!!!!



Built in 1972

Essential Information

MLS® #	A2087400
Price	\$398,800
Sold Price	\$405,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,376
Acres	0.07
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey Split
Status	Sold

Community Information

Address	4311 6 Avenue Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3B1

Amenities

Parking Spaces	3
Parking	Alley Access, Asphalt, Driveway, Front Drive, On Street, Parking Pad, Paved

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Interior Lot, Landscaped, Rectangular Lot
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 31st, 2023
Days on Market	18
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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