

# \$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	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Storage, Outdoor Grill
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	63
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
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