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4304 6A Avenue SE
Calgary, Alberta

MLS # A2227500



\$365,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | Forest Heights | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,077 sq.ft. | Age: | 1972 (53 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Off Street, Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Corner Lot, Front Yard | | |

| | | | |
|-------------|--|------------|------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Storage | | |

Inclusions: None

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.