

# \$309,000 - 3, 41 7 Avenue Se, High River

MLS® #A2216977

**\$309,000**

2 Bedroom, 2.00 Bathroom, 692 sqft  
Residential on 0.03 Acres

Central High River, High River, Alberta

OPEN HOUSE IN UNIT #4, SUNDAY JULY 27, BETWEEN 2-4 PM. Discover modern living with strong income potential in the heart of High River. This beautifully finished 2-bedroom, 2-bathroom townhouse condo is ideal for both LONG-TERM tenants and SHORT-TERM rental guests. With a private entrance, dedicated parking, and sun-filled interiors thanks to thoughtfully placed windows, this low-maintenance property is a turnkey investment. Vaulted ceilings, quartz countertops, stainless steel appliances, and in-suite laundry add to its premium appeal. Located steps from shops, restaurants, and community amenities—and just a short drive to the Kananaskis, a top destination for outdoor enthusiasts—this location is perfect for weekend travelers and professionals alike. Whether you're adding to your portfolio or entering the market with a versatile, rent-ready property, this unit checks all the boxes.

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216977  |
| Price          | \$309,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 692       |
| Acres          | 0.03      |



|            |               |
|------------|---------------|
| Year Built | 2018          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bi-Level      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3, 41 7 Avenue Se  |
| Subdivision | Central High River |
| City        | High River         |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1V 1E9            |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Quartz Counters                                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 89            |
| Zoning         | TND           |

### Listing Details

Listing Office

RE/MAX Complete Realty

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