

# \$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	90
Zoning	TND

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.