



## 41 7 Avenue High River Alberta

\$305,000

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.

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Bedroom 10.33 Ft x 9.92 Ft  
Primary Bedroom 10.33 Ft x 9.92 Ft  
Bonus Room 13.17 Ft x 10.33 Ft  
3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft  
Dining room 18.08 Ft x 8.42 Ft  
Kitchen 15.50 Ft x 13.67 Ft  
Living room 18.17 Ft x 11.83 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)