

\$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

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 | 93 |
| Zoning | TND |

Listing Details

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