

\$419,900 - 4811 Memorial Drive Se, Calgary

MLS® #A2092382

\$419,900

4 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

Great opportunity for investors and families alike to own this one owner original home located in the desired community of Forest Heights. Close to all public transit, schools, playgrounds, grocery stores and all services with Easy access to major routes like Deerfoot Trail and Memorial Drive make getting anywhere in the city a breeze! This fully finished 1105 sqft, (main level) bungalow features 3 bedrooms on the main floor with a very rare builder installed 2 pc bathroom in the master bedroom. The Spacious Living/Dining Room is ideal for entertaining and a large eat in kitchen. Original hardwood flooring throughout the main floor and large windows allowing for an abundance of natural light to fill the home. The Basement offers a Huge Recreation Room, Flex Room/workshop, Bedroom (non-conforming) and laundry room with a SIDE ENTRANCE that will make it easy to suite the basement (subject to city approval). One of the most amazing features of this home is the backyard with large mature trees and additional space for RV parking, perfect for those who have pets or toys that require extra storage. Great opportunity! DONT MISS OUT!

Built in 1969

Essential Information

MLS® # A2092382

Price \$419,900



Sold Price	\$451,250
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,105
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4811 Memorial Drive Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A2P9

Amenities

Parking Spaces	6
Parking	Off Street, On Street, Oversized, Parking Pad

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Few Trees, Lawn, Low Maintenance Landscape, Level, Private
Roof	Asphalt Shingle

Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2023
Date Sold	November 14th, 2023
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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