

\$595,000 - 823 Forest Place Se, Calgary

MLS® #A2155147

\$595,000

5 Bedroom, 2.00 Bathroom, 1,044 sqft
Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

Are you seeking a beautifully updated family home or a smart investment property with a mechanic's dream garage? This bungalow, set on a generous 5,855 sq. ft. corner lot, boasts extensive main floor renovations and exterior maintenance that elevate style and functionality. The freshly painted exterior modernizes the home. The main floor features new vinyl plank flooring, a modernized kitchen with new cabinets, counters, a painted backsplash, and a stylishly renovated 4-piece bath with vinyl tiles. Fresh paint and new ceiling fans add a crisp, contemporary feel. Once rented as an illegal two-bedroom suite, the basement can be customized for your family's needs or legalized for investment.

The spacious garage, built in 2006, includes a new man door, a 16' wide and 8' high garage door, LP heating, a 60-amp breaker, and pneumatic lines. This 25'4" x 27'5" garage can easily fit three passenger vehicles with additional room for three more on the gravel pad, plus ample street parking.

Notable 2024 Enhancements:

New windows throughout, including 2 egress windows in the basement

New front and rear doors with new screen doors

Completely updated main level with new vinyl



plank flooring
Modern kitchen with new cabinetry,
countertops, and painted backsplash
Renovated 4-piece bathroom with vinyl tile
flooring
Freshly painted interior and 2 new Hampton
Bay ceiling fans
Exterior improvements including new paint,
new front steps, new rear deck, and an
existing third deck with new railing
Additional Features:

Oversized double heated garage with new
man door, 60-amp service, and 16' x
8' garage door
Furnace serviced yearly, with ducts cleaned
August 2024
Two new 40-gallon water heaters installed in
spring 2024
High-efficiency furnace installed 2007
Perfectly positioned near green spaces,
schools, and major arteries, this home
combines modern comfort with unbeatable
convenience. Don't miss out on making it
your own!

Built in 1967

Essential Information

MLS® #	A2155147
Price	\$595,000
Sold Price	\$605,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Sold
--------	------

Community Information

Address	823 Forest Place Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1T6

Amenities

Parking Spaces	12
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	September 7th, 2024
Days on Market	31
Zoning	R-C1
HOA Fees	0.00

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.