\$648,900 - 604 Fortalice Crescent Se, Calgary

MLS® #A2164660

\$648,900

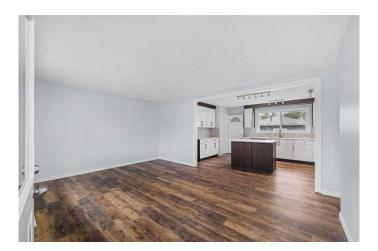
5 Bedroom, 2.00 Bathroom, 1,046 sqft Residential on 0.14 Acres

Forest Heights, Calgary, Alberta

Welcome to 604 Fortalice Crescent SE. This is a fantastic 1978 square foot family home and/or investment property with non-conforming, 2 bedroom basement illegal suite! This beautiful 5-bedroom home, on a quiet crescent, is completely upgraded and renovated. Sitting on a huge fenced 5900 sq ft lot, (think possible RV Parking) with an oversized (19x20) double garage (220v) and a very sizeable remaining yard. As you approach this home, take note of the new stucco finishing the exterior of house and garage. The main level features an open and inviting living area, a brand new kitchen with island, 3 bedrooms and a new 4 piece bathroom. A separate back entrance takes you down to the lower level illegal suite with 2 bedrooms, kitchen with island, 4 piece bathroom plus laundry/furnace room and living area. Renovations include all new paint, high gloss white cabinetry, quartz countertops throughout, new Samsung appliances, plumbing fixtures, luxury vinyl plank, and carpet. Additional upgrades include many new windows throughout, a high efficiency furnace, lower level gas dryer, newer (3 years) washing machine, new washer/dryer upstairs, roof (2017), tankless water heater (11.5 gallons/minute), and central AIR CONDITIONING! Walking distance to the Forest Lawn Athletic park, Forest Heights Community Association as well as Elementary, Junior and High Schools. Close to 17 th Avenue and Memorial Drive, including easy







access to Stoney Trail. Don't miss out, this house is a true renovated gem!

Built in 1965

Essential Information

MLS® # A2164660 Price \$648,900 Sold Price \$630,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,046
Acres 0.14
Year Built 1965

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

Community Information

Address 604 Fortalice Crescent Se

Subdivision Forest Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2A 2C9

Amenities

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features No Smoking Home, Kitchen Island, No Animal Home, Open Floorplan,

Quartz Counters, Separate Entrance

Appliances Dishwasher, Electric Stove, Refrigerator, Dryer, Gas Stove, Microwave

Hood Fan, Range Hood, Washer

Heating Forced Air
Cooling Central Air

Has Basement Yes

Basement Finished, Full, Separate/Exterior Entry, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2024

Date Sold December 2nd, 2024

Days on Market 81

Zoning R-C1 HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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