

\$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 17th 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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