



GRASSROOTS
REALTY GROUP

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4613 Fortune Road SE
Calgary, Alberta

MLS # A2222425



\$710,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,213 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Dishwasher, Stove, Refrigerator in basement suite

Welcome to 4613 Fortune Rd SE – a beautifully reimagined home that has been taken right down to the studs and rebuilt with care and quality throughout. Featuring new insulation, new flooring across all levels, a new roof, new siding, and a brand-new kitchen, this home feels and lives like new construction. Enjoy peace of mind with a newer furnace, hot water tank and washer/dryer, new weeping tile around the garage, and professional soundproofing in the basement – this legal suite is ready for a renter! There is an additional studiostyle room off the separate entrance that can be used as either a Primary bedroom for the downstairs suite or a small studio. Step out the front door and appreciate the new wide walkway to the front door, fresh landscaping in the backyard with new trees along the newer fence line in the backyard, perfect for families or entertaining. Located in an underrated, peaceful, and family-friendly community, this neighbourhood boasts pristine yards, well-maintained sidewalks, wide streets, and friendly neighbours. Surrounded by many excellent schools and multiple playgrounds, you're just 11 minutes to downtown, 7 minutes to Deerfoot Trail, and mere moments from Marlborough Mall and countless shopping options. Multiple transportation routes nearby as well. This is your rare chance to move into a near-new home in a quiet, established community that truly has it all. Don't miss this exceptional opportunity – schedule your viewing today!