



GRASSROOTS
REALTY GROUP

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228 Foritana Road SE
Calgary, Alberta

MLS # A2246429



\$519,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	991 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Re		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Many Trees, Pie Shaped Lot,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt, Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Hood Fan, Garage Control(s), Garage Work Benches and Shelving, All Security Cameras

This turnkey bungalow is fully finished and features new flooring throughout with no carpet, situated on a spacious pie-shaped lot that offers not only a side patio but also a large backyard with lush green space, an oversized double garage, and RV parking. The front yard is beautifully fenced off by mature bushes, creating stunning curb appeal. Inside, the open living room welcomes you with bright bay windows, while upstairs includes three good-sized bedrooms and a full bathroom. The functional kitchen and dining area open through sliding side doors to the patio, providing easy access to the outdoors. The basement is fully finished and offers laundry facilities, a home office, a full bathroom, and a massive rec room with a cozy wood-burning fireplace. Major updates include a new roof (2025, excluding garage), hot water tank (2024), furnace (2023), dishwasher (2025), fridge (2025), washer and dryer (2017), and water softener (2024), making this home truly move-in ready with plenty of space and features for comfortable living.