



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4611 Fortune Road SE**  
**Calgary, Alberta**

**MLS # A2263158**



**\$485,000**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,009 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

<b>Inclusions:</b>	None
--------------------	------

Welcome to this cozy bungalow in the heart of Forest Heights, offering a perfect blend of classic charm and modern upgrades. Step inside to find solid oak vintage hardwood floors, a cozy wood-burning fireplace, and a bright bay window that fills the living room with natural light. The updated kitchen cabinets and main floor bathroom (2010) bring a refreshed look, while recent mechanical and exterior improvements ensure peace of mind for years to come: including new shingles (2024), windows (2020), siding (house 2010 / garage 2019), and a brand-new hot water tank (2025). Enjoy outdoor living in the large, fully fenced backyard, surrounded by mature trees for privacy and featuring a covered 15' x 20' concrete patio with pergola; perfect for relaxing or entertaining. The yard also includes a firepit and an oversized single garage with an adjacent gravel parking pad for extra vehicles. Additional highlights include a functional alarm system (panel at back door) and a spacious layout that's move-in ready. Located just steps from schools, parks, the public library, and Marlborough Mall, this home combines quiet residential living with unbeatable convenience. Whether you're a first-time buyer, investor, or downsizer, this Forest Heights gem offers warmth, character, and excellent value. Book your private showing today!