



GRASSROOTS
REALTY GROUP

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312 Foritana Road SE
Calgary, Alberta

MLS # A2277416



\$574,500

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Standard Shaped Lot, Street Light		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Sauna and Pergola

OPEN HOUSE January 10 from 1:00-3:00 Welcome to a home that proves you can have it all—space, comfort, and a beautifully balanced lifestyle in a well-established community just minutes from downtown Calgary. This impeccably maintained 1,040 sq. ft. bungalow offers 3 bedrooms on the main level and a fully developed basement with a 4th bedroom, making it ideal for families, professionals, or anyone craving flexible living space. From the moment you step inside, it's clear this home has been thoughtfully cared for, featuring newer carpets, updated appliances, newer shingles (approx. 5 years), a wall mounted cooling system for summertime comfort, and pride of ownership throughout. The layout is warm and functional, blending comfortable everyday living with spaces that easily adapt to entertaining or quiet evenings at home. Downstairs, the fully finished basement expands your living options—perfect for a guest retreat, home office, gym, or movie nights. Step outside and prepare to fall in love. The east-facing backyard is beautifully landscaped and designed as a true outdoor living space. Morning coffee, evening dinners, and weekend gatherings all shine here, with a pergola, a dedicated sauna, and a welcoming atmosphere that feels like a private escape—right in the city. Car enthusiasts, hobbyists, or anyone who values exceptional utility will appreciate the oversized heated detached garage, measuring an impressive 30' deep by 20' wide—a rare find offering year-round comfort, generous storage, and space for projects. Located in the mature community of Forest Heights, this home offers excellent access to downtown Calgary, major roadways, transit, schools, parks, and pathways. It's a neighbourhood known for tree-lined streets, strong community pride, and a

relaxed pace—without sacrificing convenience. Move-in ready, beautifully maintained, and designed for real life—this is a home that doesn’t just check boxes, it elevates the way you live.