



**4810 Forego Avenue SE**  
**Calgary, Alberta**

**MLS # A2303781**



**\$499,000**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, Priv		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Wet Bar		

**Inclusions:** Window Shutters on 3 Bedroom windows

Nestled on a large corner lot in the heart of Forest Heights, this well-maintained and lovingly cared-for, 1,071 sq ft character home has been cherished by the same owner for over 50 years. The beautifully treated, fully fenced yard is truly an oasis—surrounded by mature trees, offering privacy, tranquility, and a perfect space to relax or entertain. Inside, you’ll find a home that is absolutely chock full of personality. The lovely vintage kitchen brings warmth and charm, while the bright, spacious living room creates an inviting atmosphere for everyday living. The main floor features three comfortable bedrooms, with a fourth bedroom located downstairs—ideal for guests, extended family, or a home office. A separate side entrance adds flexibility and potential for future development. Numerous thoughtful upgrades enhance the home’s comfort and efficiency, including vinyl windows, metal window shutters, a high-efficiency furnace, a newer hot water tank, and a central vacuum system. The roof, approximately 14 years old, remains in fabulous condition. The expansive lot offers incredible potential, with plenty of space to build a new double garage if desired, along with access for RV parking. Perfectly situated just steps from schools, the community association, parks, and shopping, this exceptional home presents outstanding opportunities in a prime location.