



**101 Forest Road SE
Calgary, Alberta**

MLS # A2144653



\$669,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1968 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corners Marked, Gentle Sloping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Charming bungalow on a corner lot located in a prime area, nearby LRT, Shops, Schools, Groceries. This home features 3 bedrooms 1 bath on the main level, making it ideal for a family seeking a cozy and comfortable living space. Additionally, the basement boasts a separate entrance illegal suite with 2 bedrooms and 1 bath, providing potential for rental income or extended family living arrangements. Both floors with beautiful design kitchen, pot lights, vinyl planks, and separate laundry room . Nice private yard with double garage lays on the back of alley way. This listing presents a unique opportunity for those looking to invest or start-up family want to expand in a well-maintained property with great potential. Book your showing today!