



GRASSROOTS
REALTY GROUP

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4612 Fortune Road SE
Calgary, Alberta

MLS # A2205604



\$539,900

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s)		

Inclusions: NA

REDUCED TO SELL!!!! Welcome to a well maintain and well located bungalow, this fully developed bungalow is move in ready, and has undergone renovation over the past years including an upgraded kitchen with upgraded cabinets, updated baseboards, updated main bath, vinyl plank flooring throughout, 3 bedrooms up and sliding patio doors lead from the dining area to the rear large backyard deck, including easy-maintenance yard features, which is ideal for entertainment, and lots of room for the kids to hangout. The finished basement features a shared common laundry and offers a separate entrance to the basement, huge rec room/family living room, beautiful 5 piece spa quality bath accented with double sink vanity, 6' jetted tub and vinyl plank flooring. High efficiency furnace and hot water tank. The massive yard allows for future RV storage. Close to schools, transit and shopping. A must see.