



THE A-TEAM

RE/MAX FIRST

604 FORTALICE Crescent, Calgary T2A 2C9

MLS®#: A2164660 Area: Forest Heights Listing Date: 09/12/24 List Price: \$699,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1965
Finished Floor Area: 1,046
Lot Information: Lot Sz Ar: 5,898 sqft, Lot Shape:
Access: Back Lane, Back Yard, Street Lighting, Rectangular Lot
Lot Feat: Double Garage Detached
Park Feat:

DOM

7
Layout: 5 (3 2)
Beds: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Concrete, Stucco, Wood Frame
Flooring: Carpet, Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, Bedroom, Living Room, etc. across Main and Basement levels.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1631JK

Remarks

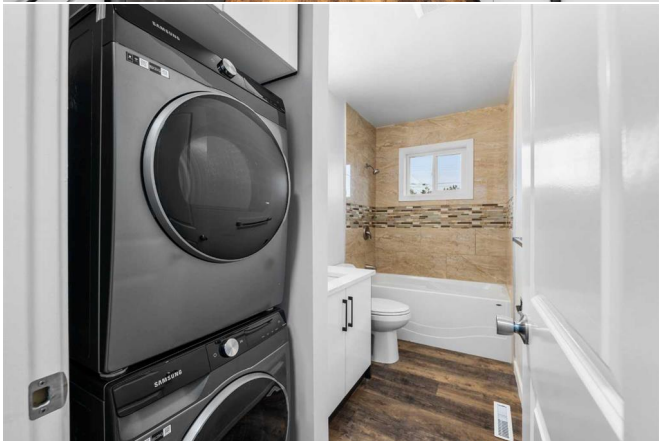
Pub Rmks: **Welcome to 604 Fortalice Crescent SE. This is a fantastic 1978 square foot family home and/or investment property with non-conforming, illegal 2 bedroom basement suite! This beautiful 5-bedroom home, on a quiet crescent, is completely upgraded and renovated. Sitting on a huge fenced 5900 sq ft lot, (think possible RV Parking) with an oversized (19x20) double garage (220v) and a very sizeable remaining yard. As you approach this home, take note of the new stucco finishing the exterior of house and garage. The main level features an open and inviting living area , a brand new kitchen with island, 3 bedrooms and a new 4 piece bathroom. A separate back entrance takes you down to the lower level suite with 2 bedrooms, kitchen with island, 4 piece bathroom plus laundry/furnace room and living area. Renovations include all new paint, high gloss white cabinetry, quartz countertops throughout, new Samsung appliances, plumbing fixtures, luxury vinyl plank, and carpet. Additional upgrades include many new windows throughout, a high efficiency furnace, lower level gas dryer, newer (3 years) washing machine, new washer/dryer upstairs, roof (2017), tankless water heater (11.5 gallons/minute), and central AIR CONDITIONING! Walking distance to the Forest Lawn Athletic park, Forest Heights Community Association as well as Elementary, Junior and High Schools. Close to 17 th Avenue and Memorial Drive, including easy access to Stoney Trail. Don't miss out, this house is a true renovated gem!**

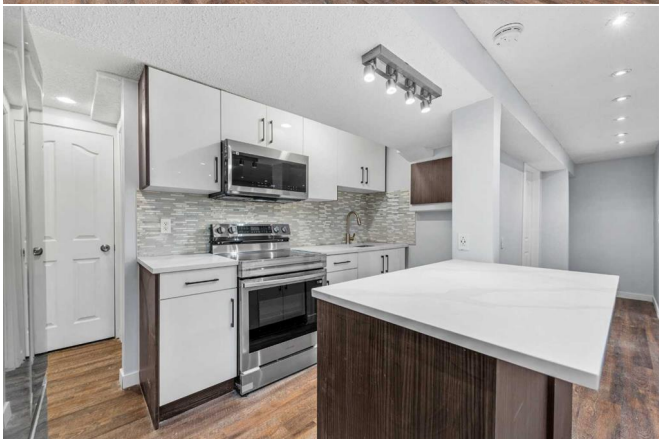
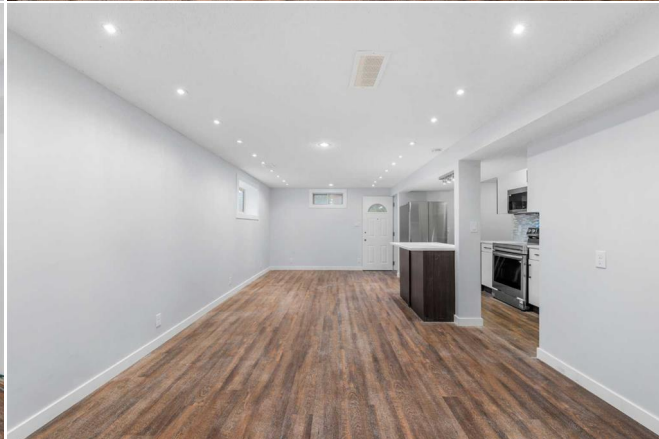
Inclusions: **Another refrigerator, another washer, another dryer**
Property Listed By: **eXp Realty**

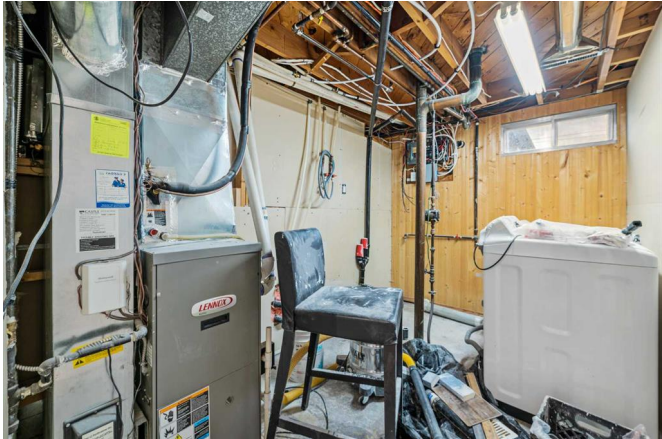
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













604 Fortalice Crescent SE, Calgary, AB

Main Floor Exterior Area 1046.04 sq ft



0 3 6 ft

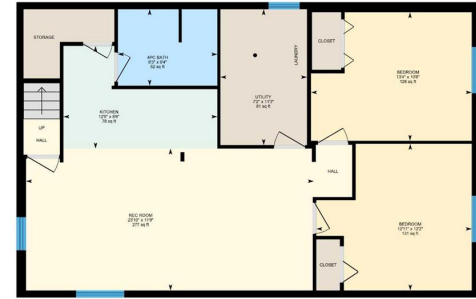
PREPARED: 2024/08/12



White regions are excluded from total floor area in SUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

604 Fortalice Crescent SE, Calgary, AB

Basement (Below Grade) Exterior Area 832.49 sq ft



0 3 6 ft

PREPARED: 2024/08/12



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