



THE
A-TEAM

**RE/MAX
FIRST**

604 FORTALICE Crescent, Calgary T2A 2C9

MLS®#: **A2164660**

Area: **Forest Heights**

Listing Date: **09/12/24**

List Price: **\$648,900**

Status: **Pending**

County: **Calgary**

Change: **-\$30k, 14-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar: **5,898 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,046**

Low Sqft:

Ttl Sqft: **1,046**

DOM

69

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached**

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

Room	Level	Dimensions
4pc Bathroom	Main	10`11" x 5`1"
Bedroom	Main	11`7" x 9`1"
Living Room	Main	13`0" x 17`4"
4pc Bathroom	Basement	6`4" x 8`3"
Bedroom	Basement	10`8" x 13`4"
Family Room	Basement	11`9" x 23`10"

Room	Level	Dimensions
Bedroom	Main	11`7" x 9`1"
Kitchen	Main	11`1" x 15`9"
Bedroom - Primary	Main	10`11" x 13`0"
Bedroom	Basement	12`2" x 12`11"
Kitchen	Basement	8`6" x 12`9"
Furnace/Utility Room	Basement	11`3" x 7`2"

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, 2 bedroom basement illegal 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 illegal 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!

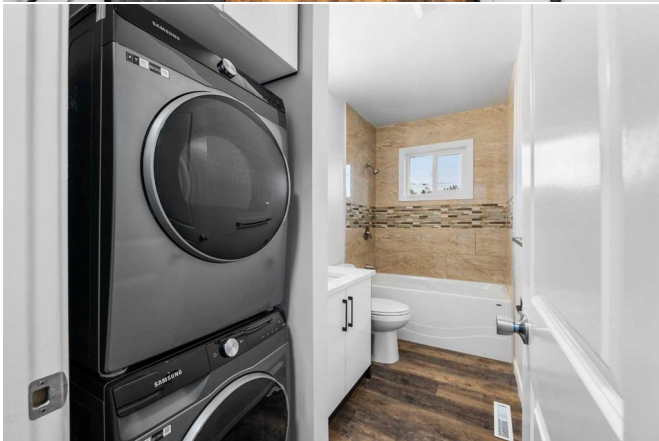
Inclusions:
Property Listed By:

**Another refrigerator, another washer, another dryer
eXp Realty**

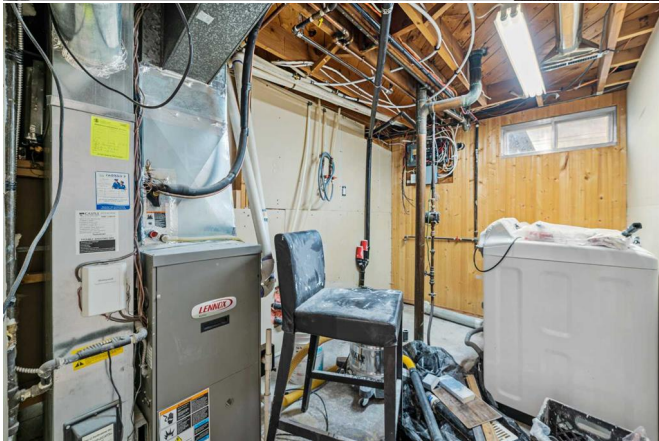
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













604 Fortalice Crescent SE, Calgary, AB

Main Floor Exterior Area 1046.04 sq ft



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



PREPARED: 2024/08/12



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