



THE
A-TEAM

**RE/MAX
FIRST**

4802 FOREGO Avenue, Calgary T2A 2C3

MLS® #: **A2174034**

Area: **Forest Heights**

Listing Date: **10/20/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **-\$31k, 17-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1960**

Lot Information

Lot Sz Ar: **5,963 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,050**

Low Sqft:

Ttl Sqft: **1,050**

DOM

32

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **3 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Corner Lot

Double Garage Detached,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Mixed,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

Ceiling Fan(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	56`9" x 38`9"	Dining Room	Main	26`7" x 31`10"
Kitchen	Main	38`1" x 30`2"	Sunroom/Solarium	Main	32`2" x 52`10"
Bedroom	Second	35`1" x 36`9"	Bedroom	Second	33`6" x 28`3"
4pc Bathroom	Second		3pc Bathroom	Lower	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-CG

7913HU

Remarks

Pub Rmks:

This is a fantastic opportunity to live close to all the amenity,s shopping ,schools, buss .This home was recently renovated and is waiting for the new owner. Upper you will Find Two Good size Bedrooms And a 4 pce bath..Main level has a open look and a Sun room for your enjoyment .Lower has a bath and laundry And bedroom plus separate entrance leading to a beautiful yard and a double garage Don,t Snooze it will be gone .

Inclusions:

none

Property Listed By:

First Place Realty

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



