



THE
A-TEAM

**RE/MAX
FIRST**

36 FOREST Green, Calgary T2A 5B5

MLS®#: **A2174218** Area: **Forest Heights** Listing Date: **10/25/24** List Price: **\$579,000**
 Status: **Pending** County: **Calgary** Change: **+\$10k, 31-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **9,375 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,175**
 Low Sqft:
 Ttl Sqft: **1,175**

DOM

27
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Cul-De-Sac**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Garden**

Construction: **Mixed,Vinyl Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Bookcases**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	9`8" x 8`11"	Bedroom	Upper	10`9" x 8`6"
Bedroom - Primary	Upper	13`5" x 10`5"	4pc Ensuite bath	Upper	7`2" x 13`5"
4pc Bathroom	Lower	6`1" x 9`2"	Bedroom	Basement	11`6" x 16`3"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc:

7411090

Remarks

Pub Rmks:

METICULOUS 4 SPLIT LEVEL | ILLEGAL SUITE | 9,375 ST LOT | OVERSIZED INSULATED DOUBLE GARAGE | NEW WINDOWS | Welcome to 36 Forest Green SE! This charming 4-bedroom, 2-bathroom home is perfect for families seeking comfort and convenience. Sit on a huge lot of about 9,300 sqft, this 4-level split house boasts a thoughtful layout, spacious living room with large windows that fill the home with natural light. The master bedroom with a full ensuite bathroom provides a peaceful retreat, while three additional bedrooms offer flexibility for family, guests, or a home office. There are two separate laundry area in the house which adds more convenience for all family members or tenants. The ILLEGAL SUITE basement is huge with a cozy family room, an oversized bedroom, massive walk-in closet and a den. This house has enough room for a big family or live up rent down to generate extra rental income. Step outside to a private backyard, perfect for entertaining or enjoying quiet evenings. Located in a prime location where shopping centre is 6-min drive, all schools from kindergarden to high school are less than 10 mins drive, parks are within walking distance, this home offers the perfect blend of convenience and comfort. 36 Forest Green SE is ready to welcome you home. Don't miss the chance to make this your own!

Inclusions:

none

Property Listed By:

CIR Realty

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











