



THE
A-TEAM

**RE/MAX
FIRST**

752 FORTALICE Crescent, Calgary T2A2E1

MLS® #: **A2183989**

Area: **Forest Heights**

Listing Date: **12/19/24**

List Price: **\$579,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1967**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,058**
Low Sqft:
Ttl Sqft: **1,058**

DOM

2

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Landscaped,Paved,Private**
Park Feat: **Garage Faces Rear,Heated Garage,On Street,Oversized,Paved,Plug-In,RV Access/Parking,RV Gated,Secured,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Concrete,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Beamed Ceilings,Kitchen Island,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Basement	20`8" x 16`9"
Bedroom	Basement	38`9" x 36`5"
Game Room	Basement	36`5" x 29`2"
4pc Bathroom	Main	27`11" x 13`6"
Bedroom	Main	29`10" x 37`5"
Kitchen	Main	39`8" x 43`4"
Bedroom - Primary	Main	41`0" x 36`1"

Room	Level	Dimensions
Bedroom	Basement	36`5" x 36`5"
Kitchen	Basement	9`6" x 37`1"
Furnace/Utility Room	Basement	40`0" x 29`2"
Bedroom	Main	29`10" x 37`5"
Dining Room	Main	30`2" x 30`10"
Living Room	Main	41`4" x 47`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

4960JK

Remarks

Pub Rmks: **Attention Homeowners and Investors! This is a property you won't want to miss - a rare opportunity! This beautiful 5-bedroom, 2-bathroom illegal suite bungalow features a fully functional main floor with a renovated open-concept kitchen, perfect for entertaining, overlooking the beautifully landscaped backyard. The main floor includes three spacious bedrooms, a bright and inviting living area, and a 3-piece bathroom. Additional highlights include a triple-car garage with impressive 12-foot ceilings, a gated RV parking pad, and a separate entrance leading to the illegal basement suite, which offers its own laundry, two additional bedrooms, a full bathroom, and a well-designed layout. This property is perfect for homeowners seeking space, practicality, and opportunity. Don't miss out on this exceptional home. Book your showing today!**

Inclusions: **These items, such as the garden shed, furniture in the secondary bedroom, lawnmower, and garage items, can either be left or removed. Please ask your clients if they want the items to remain in the house.**

Property Listed By: **First Place Realty**

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











