



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4612 FORTUNE Road, Calgary T2A2A8**

MLS®#: **A2186206**      Area: **Forest Heights**      Listing Date: **01/14/25**      List Price: **\$560,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1961**      Abv Sqft: **976**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,715 sqft**      Ttl Sqft: **976**  
 Lot Shape:

DOM

**8**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**  
 Int Feat: **Granite Counters,Laminate Counters,Open Floorplan,Separate Entrance,Sump Pump(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`4" x 17`11"	Kitchen	Main	8`4" x 11`6"
Dining Room	Main	11`8" x 8`7"	Bedroom - Primary	Main	11`4" x 10`3"
Bedroom	Main	7`11" x 9`9"	Bedroom	Main	11`4" x 7`11"
4pc Bathroom	Main	7`11" x 4`11"	Kitchen	Basement	13`3" x 7`3"
Bedroom	Basement	12`0" x 10`7"	Bedroom	Basement	10`9" x 8`9"
Laundry	Basement	5`3" x 10`9"	Game Room	Basement	25`2" x 21`5"
5pc Bathroom	Basement	5`11" x 7`9"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7913HU**

Remarks

Pub Rmks: **Welcome to a well maintain and well located bungalow, this fully developed bungalow is move in ready, and has undergone renovation over the past years including an upgraded kitchen with upgraded cabinets, updated baseboards, updated main bath, vinyl plank flooring throughout, 3 bedrooms up and sliding patio doors lead from the dining area to the rear large backyard deck, including easy-maintenance yard features, which is ideal for entertainment, and lots of room for the kids to hangout. The finished basement features a shared common laundry and offers a separate entrance to the basement, huge rec room/family living room, beautiful 5 piece spa quality bath accented with double sink vanity, 6' jetted tub and vinyl plank flooring. High efficiency furnace and hot water tank. The massive yard allows for future RV storage. Close to schools, transit and shopping. A must see.**

Inclusions:  
Property Listed By: **NA**  
**D Gees Realty Inc.**

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





















