

## 315 FOREST Crescent, Calgary T2A 5B3

**Forest Heights** 03/28/25 List Price: **\$599,900** MLS®#: A2205592 Area: Listing

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: Detached City/Town:

Year Built: 1975 **Lot Information** 

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 4,800 sqft 1,095

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

1,095

11

Ttl Park: 2 Garage Sz: 2

5 (3 2 )

2.0 (2 0)

**Bungalow** 

Access:

Lot Feat: Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Level Park Feat:

**Double Garage Detached, Insulated, Oversized** 

### Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: **Private Yard** Carpet, Hardwood, Laminate, Parquet

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Built-In Electric Range, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Bookcases, Low Flow Plumbing Fixtures, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) Int Feat:

**Utilities:** 

### Room Information

| <u>Room</u>  | <u>Level</u> | <u>Dimensions</u> | <u>Room</u>          | <u>Level</u> | <u>Dimensions</u> |
|--------------|--------------|-------------------|----------------------|--------------|-------------------|
| Living Room  | Main         | 14`4" x 19`4"     | Kitchen              | Main         | 12`9" x 12`4"     |
| Dining Room  | Main         | 9`3" x 9`4"       | Bedroom - Primary    | Main         | 12`0" x 11`5"     |
| Bedroom      | Main         | 13`0" x 8`1"      | Bedroom              | Main         | 8`10" x 9`0"      |
| 4pc Bathroom | Main         | 8`0" x 5`0"       | Kitchen              | Basement     | 4`10" x 12`5"     |
| Game Room    | Basement     | 15`1" x 28`8"     | Bedroom              | Basement     | 10`8" x 12`4"     |
| Bedroom      | Basement     | 10`5" x 8`11"     | 4pc Bathroom         | Basement     | 7`1" x 6`4"       |
| Laundry      | Basement     | 8`1" x 9`3"       | Furnace/Utility Room | Basement     | 5`5" x 6`2"       |

# Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: **7411090** 

Remarks

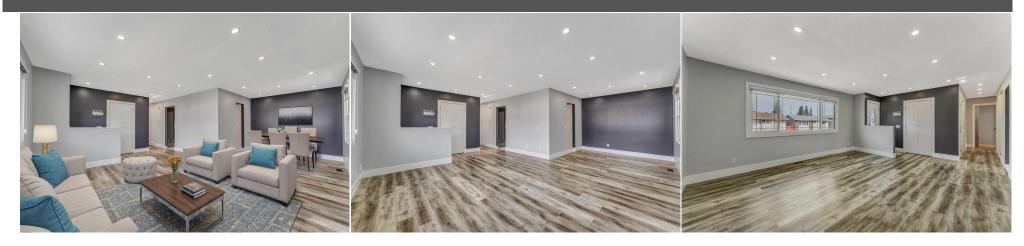
Pub Rmks:

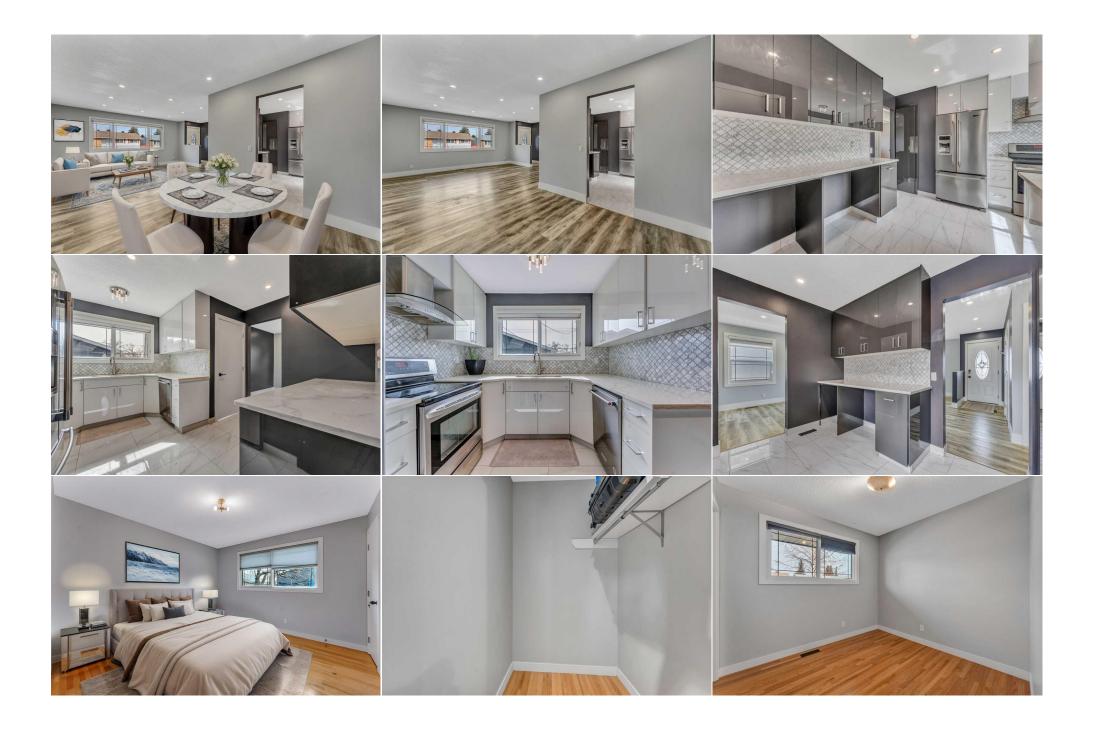
RENOVATED 3 BEDROOM MAIN LEVEL | ILLEGAL 2 BEDROOM BASEMENT SUITE | BACKS ONTO A PARK | OVERSIZED INSULATED & DRYWALLED GARAGE WITH ROUGH IN FOR HEATING | NEWER HOT WATER TANK, FURNACE & WINDOWS | LARGE & FLAT BACKYARD OASIS | RV PARKING | Updated detached home backing onto a park with the added bonus of an illegal basement suite and an oversized insulated and drywalled garage. Great curb appeal with a stylishly updated exterior welcomes you home. The main level is beautifully renovated with updated flooring, neutral paint colours, designer finishes and extra pot lights to illuminate the evenings. The living room is a relaxing escape with clear sightlines into the dining room, perfect for entertaining. Modernly updated, the kitchen inspires culinary creativity featuring 2-tone sleek cabinetry, stainless steel appliances, an expansive breakfast bar and an updated chic backsplash. The primary bedroom is a private oasis with a large walk-in closet and cheater access to the 4-piece main bathroom. Both additional bedrooms on this level are spacious and bright. A convenient separate entrance leads to the 2 bedroom, illegally suited basement. This level is also bright and airy with a crisp white kitchen and ample space to gather or unwind. There are additional hookups on this level for a second washer and dryer as well. The hot water tank and furnace are 3 years old and the windows are 5 years old. A large backyard with a concrete patio entices casual barbeques while kids and pets play in the grassy yard nestled behind the huge insulated and drywalled garage with rough-in for heating. Backing onto a park allows for a ton of extra play space that will surely be appreciated by the kids. Within walking distance are shops, groceries, restaurants, cafes, parks and 3 schools! This neighbourhood has a very active community centre with events and activities for all ages as well as sports courts, parks, playgrounds and an ice skating rink.

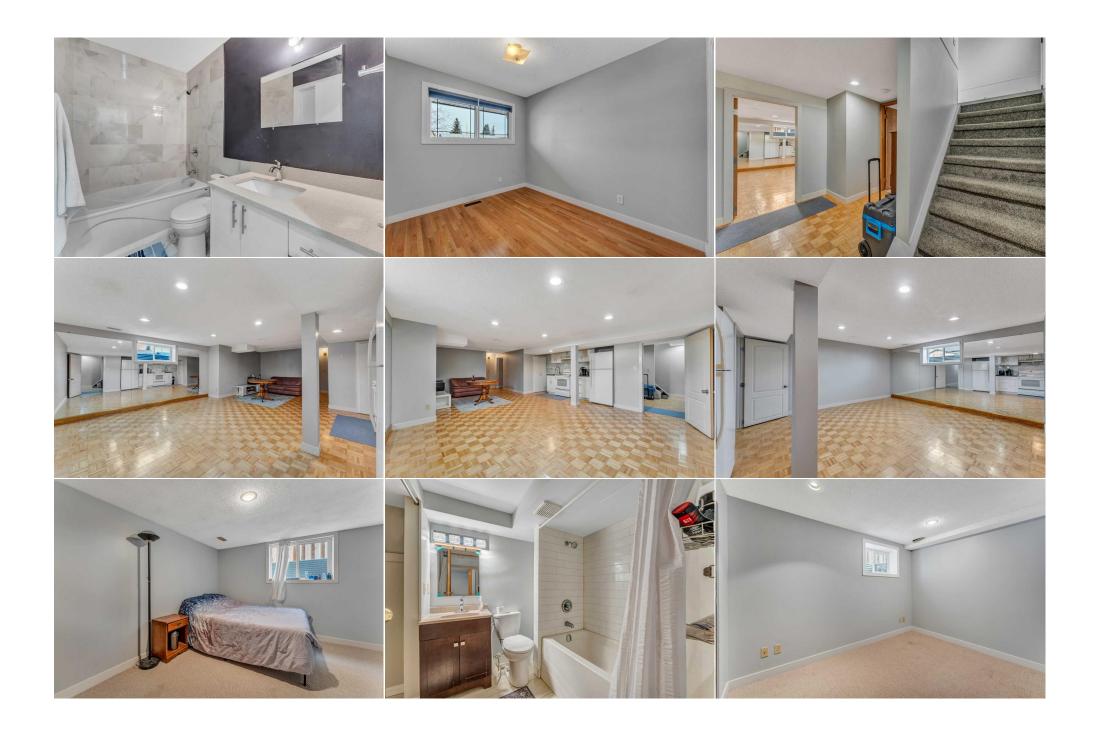
Inclusions: Fridge and stove in the basement suite

Property Listed By: LPT Realty

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









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