



THE
A-TEAM

**RE/MAX
FIRST**

315 FOREST Crescent, Calgary T2A 5B3

MLS®#: **A2205592** Area: **Forest Heights** Listing Date: **03/28/25** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **4,800 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,095**
 Low Sqft:
 Ttl Sqft: **1,095**

DOM

11
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

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**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **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**
 Int Feat: **Bookcases,Low Flow Plumbing Fixtures,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 19`4"
Dining Room	Main	9`3" x 9`4"
Bedroom	Main	13`0" x 8`1"
4pc Bathroom	Main	8`0" x 5`0"
Game Room	Basement	15`1" x 28`8"
Bedroom	Basement	10`5" x 8`11"
Laundry	Basement	8`1" x 9`3"

Room	Level	Dimensions
Kitchen	Main	12`9" x 12`4"
Bedroom - Primary	Main	12`0" x 11`5"
Bedroom	Main	8`10" x 9`0"
Kitchen	Basement	4`10" x 12`5"
Bedroom	Basement	10`8" x 12`4"
4pc Bathroom	Basement	7`1" x 6`4"
Furnace/Utility Room	Basement	5`5" x 6`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

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:
Property Listed By: **Fridge and stove in the basement suite
LPT Realty**

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









