



## 220 Forest Way Calgary Alberta

\$409,900

Welcome to this charming, south-facing FULLY developed half duplex bungalow with separate side entrance, located on a quiet street in a desirable neighbourhood of Forest Heights. This home boasts over 1900 of living square footage, with 1012 SQF of bright, above-grade living areas with three spacious bedrooms on the main floor, a kitchen, large living room and a full bath. Two additional bedrooms ( windows are not egress for bedrooms) in the fully developed basement with another full bath, and additional huge recreation room. Recently renovated with fresh paint, new baseboards, and new vinyl plank flooring throughout the main floor, ensuring a modern and durable finish. The separate basement entry offers great potential for any purposes, or extra privacy for extended family living. Close to schools, parks, and shopping, this home combines comfort with extra large lot for family gatherings, and convenience distance to all amenities. Don't miss this wonderful opportunity! (id:6769)

Family room 21.33 Ft x 17.08 Ft  
Laundry room 7.17 Ft x 6.75 Ft  
Furnace 10.58 Ft x 9.25 Ft  
Bedroom 14.17 Ft x 10.58 Ft  
Bedroom 9.25 Ft x 9.17 Ft  
4pc Bathroom 7.17 Ft x 4.92 Ft  
Dining room 11.25 Ft x 8.42 Ft

Living room 14.92 Ft x 14.17 Ft  
Kitchen 9.83 Ft x 8.50 Ft  
Primary Bedroom 12.92 Ft x 9.75 Ft  
Bedroom 9.50 Ft x 8.50 Ft  
Bedroom 13.25 Ft x 7.92 Ft  
4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:

TREC The Real Estate Company



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca