



## 36 Forest Green Calgary Alberta

\$579,000

METICULOUS 4 SPLIT LEVEL | ILLEGAL SUITE | 9,375 ST LOT | OVERSIZED INSULATED DOUBLE GARAGE | NEW WINDOWS | Welcome to 36 Forest Green SE! This charming 4-bedroom, 2-bathroom home is perfect for families seeking comfort and convenience. Sit on a huge lot of about 9,300 sqft, this 4-level split house boasts a thoughtful layout, spacious living room with large windows that fill the home with natural light. The master bedroom with a full ensuite bathroom provides a peaceful retreat, while three additional bedrooms offer flexibility for family, guests, or a home office. There are two separate laundry area in the house which adds more convenience for all family members or tenants. The ILLEGAL SUITE basement is huge with a cozy family room, an oversized bedroom, massive walk-in closet and a den. This house has enough room for a big family or live up rent down to generate extra rental income. Step outside to a private backyard, perfect for entertaining or enjoying quiet evenings. Located in a prime location where shopping centre is 6-min drive, all schools from kindergarden to high school are less than 10 mins drive, parks are within walking distance, this home offers the perfect blend of convenience and comfort. 36 Forest Green SE is ready to welcome you home. Don't miss the chance to make this your own! (id:6769)

Bedroom 3.51 M x 4.95 M

4pc Bathroom 1.85 M x 2.80 M

Bedroom 2.95 M x 2.72 M

Bedroom 3.28 M x 2.59 M

Primary Bedroom 4.09 M x 3.18 M

4pc Bathroom 2.19 M x 4.09 M

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

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

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