



604 Fortalice Crescent Calgary Alberta

\$699,000

Welcome to 604 Fortalice Crescent SE. This is a fantastic 1978 square foot family home and/or investment property with non-conforming, illegal 2 bedroom basement suite! This beautiful 5-bedroom home, on a quiet crescent, is completely upgraded and renovated. Sitting on a huge fenced 5900 sq ft lot, (think possible RV Parking) with an oversized (19x20) double garage (220v) and a very sizeable remaining yard. As you approach this home, take note of the new stucco finishing the exterior of house and garage. The main level features an open and inviting living area , a brand new kitchen with island, 3 bedrooms and a new 4 piece bathroom. A separate back entrance takes you down to the lower level suite with 2 bedrooms, kitchen with island, 4 piece bathroom plus laundry/furnace room and living area. Renovations include all new paint, high gloss white cabinetry, quartz countertops throughout, new Samsung appliances, plumbing fixtures, luxury vinyl plank, and carpet. Additional upgrades include many new windows throughout, a high efficiency furnace, lower level gas dryer, newer (3 years) washing machine, new washer/dryer upstairs, roof (2017), tankless water heater (11.5 gallons/minute), and central AIR CONDITIONING! Walking distance to the Forest Lawn Athletic park, Forest Heights Community Association as well as Elementary, Junior and High Schools. Close to 17 th Avenue and Memorial Drive, including easy access to Stoney Trail. Don't miss out, this house is a true renovated gem! (id:6769)

4pc Bathroom 6.33 Ft x 8.25 Ft
 Bedroom 12.17 Ft x 12.92 Ft
 Bedroom 10.67 Ft x 13.33 Ft
 Kitchen 8.50 Ft x 12.75 Ft
 Family room 11.75 Ft x 23.83 Ft
 Furnace 11.25 Ft x 7.17 Ft

4pc Bathroom 10.92 Ft x 5.08 Ft
 Bedroom 11.58 Ft x 9.08 Ft
 Bedroom 11.58 Ft x 9.08 Ft
 Kitchen 11.08 Ft x 15.75 Ft
 Living room 13.00 Ft x 17.33 Ft
 Primary Bedroom 10.92 Ft x 13.00 Ft

Listing Presented By:



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 eXp Realty

<https://www.calgaryhousefinder.ca/>



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