

# \$539,900 - 4612 Fortune Road Se, Calgary

MLS® #A2205604

**\$539,900**

5 Bedroom, 2.00 Bathroom, 977 sqft  
Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

**REDUCED TO SELL!!!** Welcome to a well maintain and well located bungalow, this fully developed bungalow is move in ready, and has undergone renovation over the past years including an upgraded kitchen with upgraded cabinets, updated baseboards, updated main bath, vinyl plank flooring throughout, 3 bedrooms up and sliding patio doors lead from the dining area to the rear large backyard deck, including easy-maintenance yard features, which is ideal for entertainment, and lots of room for the kids to hangout. The finished basement features a shared common laundry and offers a separate entrance to the basement, huge rec room/family living room, beautiful 5 piece spa quality bath accented with double sink vanity, 6' jetted tub and vinyl plank flooring. High efficiency furnace and hot water tank. The massive yard allows for future RV storage. Close to schools, transit and shopping. A must see.

Built in 1961

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2205604  |
| Price          | \$539,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 977       |



|            |             |
|------------|-------------|
| Acres      | 0.13        |
| Year Built | 1961        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4612 Fortune Road Se |
| Subdivision | Forest Heights       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A2A8               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                    |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Rectangular Lot       |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 14               |

Zoning R-CG

## **Listing Details**

Listing Office D Gees Realty Inc.

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