

# \$470,000 - 4611 Fortune Road Se, Calgary

MLS® #A2263158

**\$470,000**

3 Bedroom, 2.00 Bathroom, 1,009 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

Welcome to this cozy bungalow in the heart of Forest Heights, offering a perfect blend of classic charm and modern upgrades. Step inside to find solid oak vintage hardwood floors, a cozy wood-burning fireplace, and a bright bay window that fills the living room with natural light. The updated kitchen cabinets and main floor bathroom (2010) bring a refreshed look, while recent mechanical and exterior improvements ensure peace of mind for years to come: including new shingles (2024), windows (2020), siding (house 2010 / garage 2019), and a brand-new hot water tank (2025). Enjoy outdoor living in the large, fully fenced backyard, surrounded by mature trees for privacy and featuring a covered 15' x 20' concrete patio with pergola; perfect for relaxing or entertaining. The yard also includes a firepit and an oversized single garage with an adjacent gravel parking pad for extra vehicles.

Additional highlights include a functional alarm system (panel at back door) and a spacious layout that's move-in ready.

Located just steps from schools, parks, the public library, and Marlborough Mall, this home combines quiet residential living with unbeatable convenience.

Whether you're a first-time buyer, investor, or downsizer, this Forest Heights gem offers warmth, character, and excellent value. Book your private showing today!

Built in 1961



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263158    |
| Price          | \$470,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,009       |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4611 Fortune Road Se |
| Subdivision | Forest Heights       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A2A7               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Built-in Features        |
| Appliances        | None                     |
| Heating           | Fireplace(s), Forced Air |
| Cooling           | None                     |
| Fireplace         | Yes                      |
| # of Fireplaces   | 1                        |
| Fireplaces        | Wood Burning             |
| Has Basement      | Yes                      |
| Basement          | Full                     |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding                                            |
| Foundation        | Poured Concrete                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 28                |
| Zoning         | R-CG              |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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