

\$710,000 - 4613 Fortune Road Se, Calgary

MLS® #A2222425

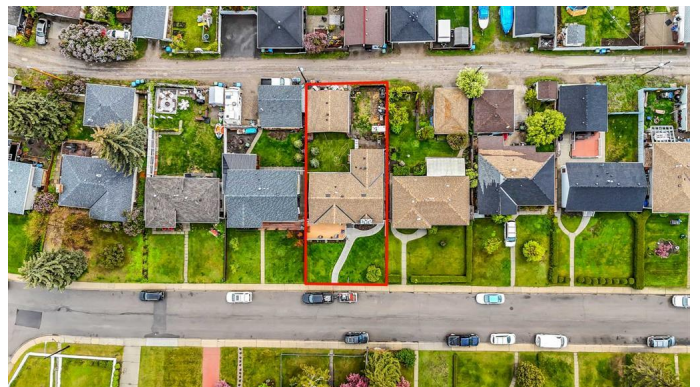
\$710,000

5 Bedroom, 3.00 Bathroom, 1,213 sqft
Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

Welcome to 4613 Fortune Rd SE â€” a beautifully reimagined home that has been taken right down to the studs and rebuilt with care and quality throughout. Featuring new insulation, new flooring across all levels, a new roof, new siding, and a brand-new kitchen, this home feels and lives like new construction. Enjoy peace of mind with a newer furnace, hot water tank and washer/dryer, new weeping tile around the garage, and professional soundproofing in the basement â€” this legal suite is ready for a renter! There is an additional studiostyle room off the separate entrance that can be used as either a Primary bedroom for the downstairs suite or a small studio. Step out the front door and appreciate the new wide walkway to the front door, fresh landscaping in the backyard with new trees along the newer fence line in the backyard, perfect for families or entertaining. Located in an underrated, peaceful, and family-friendly community, this neighbourhood boasts pristine yards, well-maintained sidewalks, wide streets, and friendly neighbours. Surrounded by many excellent schools and multiple playgrounds, you're just 11 minutes to downtown, 7 minutes to Deerfoot Trail, and mere moments from Marlborough Mall and countless shopping options. Multiple transportation routes nearby as well.

This is your rare chance to move into a near-new home in a quiet, established community that truly has it all. Donâ€™t miss this exceptional opportunity â€” schedule your



viewing today!

Built in 1965

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2222425 |
| Price | \$710,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,213 |
| Acres | 0.13 |
| Year Built | 1965 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4613 Fortune Road Se |
| Subdivision | Forest Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 2A7 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Separate Entrance |
| Appliances | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Gas Water Heater, Stove(s) |
| Heating | Forced Air, Fireplace(s) |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|---------------------------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Exterior Entry, Suite |

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 56 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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