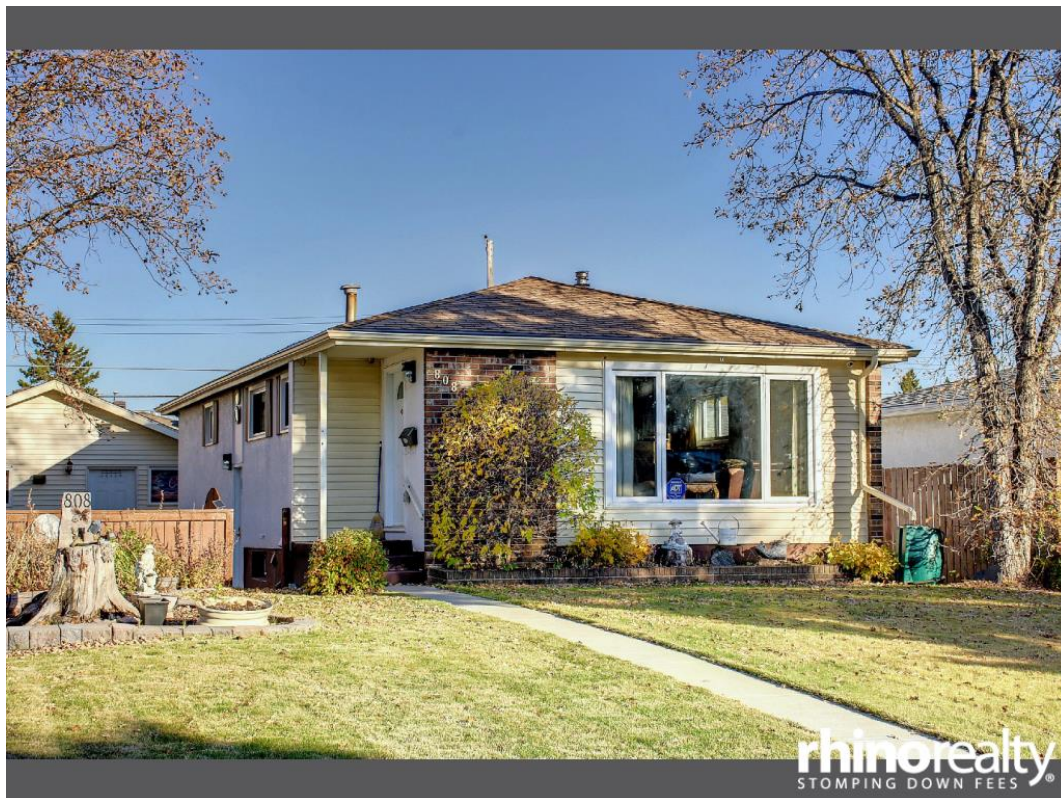




ID# 10775

MLS®# A1151418

**\$364,900**



## Forest Heights 808 Forlee Drive SE Calgary

Single Family  
Bungalow  
Year Built: 1965



5  
Bedrooms



2  
Bathrooms



1,064  
Square Feet

For additional information on this listing  
please call the Listing REALTOR® at:

**403-993-1334**

## Property Highlights

Great opportunity to own a fully developed bungalow on a quiet street with a separate entrance to an illegal basement suite. Great updates throughout including a NEWER kitchen w/ full height cherry cabinetry with crown moulding, QUARTZ counters, STAINLESS appliances including a Bosch dishwasher, and a good sized dining area. Bright & spacious living room with fireplace insert. Three bedrooms on the main floor plus a 4-pce bath with newer tub, updated shower tile, & new toilet. Oak hardwood flooring on the main floor. Finished basement has an updated kitchenette, living room, 2 bedrooms (windows not to code), & updated 3-pce bathroom. NEW interior doors in 2020 & NEWER exterior doors. NEW hot water tank (2 yrs); AIR CONDITIONING; NEWER washer/dryer; Roughed-in Central Vac. MASSIVE 26x20 detached double garage w/ plenty of storage & space...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10775](https://rhinorealty.com/?ID=10775)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-993-1334.

All information is believed to be accurate, but is not guaranteed.  
Property information should be verified by the buyer and/or buyer's agent.



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# PROPERTY DETAILS

\$364,900

ID# 10775  
MLS®# A1151418

808 Forlee Drive SE  
Calgary, AB T2A 2E5

## GENERAL DETAILS

Community: Forest Heights  
Property Type: Single Family  
Style: Bungalow, detached  
Year Built: 1965  
# of Finished Levels: 2  
Sq Ft Above Grade: 1064  
Total Dev'pd Sq Ft: 2119  
Front Windows Face: West  
Back Yard Faces: East

## EXTERIOR

Exterior Finish: stucco, vinyl siding  
Foundation: Concrete  
Roof: Asphalt  
Parking Type: double detached, oversized parking  
Total # of Parking Spots: 3  
Location Attributes: cul-de-sac, fully landscaped, public transportation nearby, shopping nearby, schools nearby, playground nearby  
Yard and Exterior Features: patio, landscaped, partially fenced  
Acreage Features: municipal water

## INTERIOR

Bedrooms: 5 total; 3 above grade; 2 below grade  
Bathrooms: ; one 3-piece; one 4-piece

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	18.5x13.4	5.64x4.09
Dining Room	Basement	5.2x6.8	1.6x2.08
Kitchen	Main Floor	15.3x6.3	4.67x1.93
Rec Room	Basement	19.2x10.5	5.84x3.2
Master Bedroom	Main Floor	14.1x9.9	4.29x3.02
Bedroom	Main Floor	12.9x7.6	3.94x2.31
Bedroom	Main Floor	9.9x8.5	3.02x2.59
Bedroom	Basement	10.7x9.3	3.25x2.82
Bedroom	Basement	10.6x11.3	3.22x3.45
Second Kitchen	Basement	10.5x6.8	3.2x2.06
Second Dining Room	Main Floor	5.4x9.6	1.65x2.92

Basement: full, fully finished  
Flooring: hardwood, linoleum, tile, carpet  
Fireplace(s): 1  
# of Hot Water Tanks: 1

Included Items: refrigerator, electric stove, hood fan, washer, dryer, dishwasher, garage opener & controls, all window coverings  
Interior Features: air conditioning, stainless steel appliances, quartz counter, separate entrance, separate 2+ bedroom suite, separate entrance for suite

## LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	51.0	15.54
Lot Depth (Average):	119.0	36.26
Lot Area:	6071	564.0

Lot Shape: Rectangular  
Property Taxes: \$2244, Annual



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