



827 Forlee Drive SE
Calgary, Alberta

MLS # A2301126

\$539,000



Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	931 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: Camera Systems, Built-ins, Sheds

Welcome to 827 Forlee Drive SE, a 3-bedroom, 2-bathroom bungalow offering 1,790 sq ft of total living space, including a fully finished basement. Set on a large 65 x 110 corner lot, this property is all about the lot, layout, and long-term potential. With RC-G zoning and a corner position, it presents strong opportunities for redevelopment, investment, or a great renovation project (pending city approvals). The home offers a functional layout with newer appliances and a renovated bathroom, while the finished basement adds additional living space and a dedicated storage room, ideal for those looking to update and add value. A standout feature is the massive heated oversized garage, perfect for a workshop, hobby space, or extensive storage, along with convenient RV parking. A rare setup for anyone needing space for vehicles, tools, or projects. Also includes a 220V inside garage, as well as a 220V RV plug outside, perfect for RVs and EV charging. Located in a mature neighbourhood, this is a solid opportunity for renovators, investors, or developers looking to capitalize on the lot size, zoning, and overall potential.