



GRASSROOTS
REALTY GROUP

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520 Foritana Road SE
Calgary, Alberta

MLS # A2313243



\$489,900

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,393 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this well-loved family home, proudly owned and meticulously cared for by the same owners for over 50 years. Situated on a family-friendly street and set on a generously sized lot, this property presents a rare opportunity to own a home with exceptional pride of ownership, and incredible potential to make it your own. This spacious bi-level offers a functional layout with plenty of room for families, investors, or those looking to renovate and build equity. As you step inside, you'll find a bright and inviting living room that flows seamlessly into the dining area. An addition off the dining room provides valuable extra square footage and additional living space, creating flexibility for entertaining, family gatherings, or future customization. The kitchen features a convenient pantry and offers a great footprint for those looking to update and personalize the space. Down the hall, you'll find three bedrooms and a full bathroom. The lower level provides even more living space, including a large multipurpose room complete with built-in cabinetry, a sink, and stove, offering endless possibilities for hobbies, entertaining, or extended family use. A spacious recreation room is centered around a cozy gas fireplace, while a second full bathroom adds convenience and functionality. While much of the interior retains its original character, many of the major components have already been updated, including a newer roof (2023), hot water tank (2025), composite deck (2025), and new dishwasher and microwave. Additional features include central air conditioning, a heated/insulated double detached garage, and an oversized lot with additional RV parking. Step outside and enjoy the expansive front yard, offering ample space for gardening, entertaining, children, pets, or future development. The large composite deck provides the perfect place to relax and enjoy the outdoors.

Located in an established, welcoming neighbourhood close to parks, schools, shopping, and amenities, this home offers a fantastic opportunity for buyers looking for a solid, well-maintained property with tremendous potential. Bring your vision and transform this cherished home into something truly special.