



GRASSROOTS
REALTY GROUP

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211 Forest Way SE
Calgary, Alberta

MLS # A2333154



\$349,900

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,190 sq.ft.	Age:	1975 (51 yrs old)
Beds:	6	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, 2 Exterior Sheds

ATTENTION HANDY BUYERS, RENOVATORS, INVESTORS & BUILDERS — a versatile fixer-upper and redevelopment opportunity in the heart of established Forest Heights, one of inner-city SE Calgary's most connected and revitalizing communities. This generous ~5,295 sq ft interior lot is zoned R-CG (Grade-Oriented Infill) and offers the flexibility of lane access along both the side and rear (development is subject to municipal approval with the City of Calgary). The existing 1975 bungalow is offered as-is, where-is and needs extensive work — take on a renovation project and make it your own, or redevelop the R-CG lot entirely; either way, the opportunity is in the land and its potential. Set on a mature, tree-lined street just steps from a lovely park and green space, you're minutes from vibrant International Avenue (17 Ave SE) and its renowned restaurants, shops and international markets; the Bob Bahan Aquatic & Fitness Centre; and the pathways of Forest Heights and nearby Elliston Park with its scenic pond. Schools are close at hand, and commuters will love the MAX Purple BRT plus quick access to Memorial Drive, Deerfoot and Stoney Trail — downtown is only minutes away. Opportunities like this in a revitalizing inner-city community are increasingly rare. Bring your tools and vision to Forest Heights. Offers reviewed August 15, 2026 at 2:00 PM MST; Sellers reserve the right to accept an offer prior.