



GRASSROOTS
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4819 Memorial Drive SE
Calgary, Alberta

MLS # A2334074



\$549,900

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding , Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Basement: Fridge, stove Garage: Shelves Outdoor gazebo

Come discover 4819 Memorial Drive SE! This thoughtfully updated Forest Heights home offers a versatile layout, modern finishes, and flexible living options for today's lifestyle. Featuring three bedrooms on the main level and a fully developed lower level with a one-bedroom illegal suite, this property is ideal for homeowners, investors, or those looking for multigenerational living space. The bright and inviting main floor welcomes you with updated flooring in the bedrooms and living room, fresh paint, and an abundance of natural light throughout. The refreshed kitchen features granite countertops, stainless steel appliances, and ample cabinetry, while the adjoining dining area provides the perfect setting for everyday living and entertaining. Enjoy added peace of mind with important recent improvements, including a new hot water tank, brand new roofing on both the home and garage, new soffit and fascia all completed in July 2026! The exterior of the home has been freshly painted in July 2026 with a 15 year warranty on the paint product. The fully developed lower level adds even more versatility with an one-bedroom illegal suite complete with its own kitchen, bathroom, spacious living area, and separate sleeping quarters. This space is perfect for extended family and guests. Fresh paint and updated flooring in the basement create a comfortable and move-in-ready space. Outside, enjoy the sunny south-facing backyard featuring a beautiful gazebo, concrete patio, and fully fenced yard — an ideal space for relaxing, entertaining, children, or pets. The double detached garage with alley access offers secure parking and additional storage. Located in the established community of Forest Heights, this home is close to schools, shopping, transit, and major commuter routes - only a 10-15 minute drive to the Calgary downtown core! Updated

throughout and thoughtfully maintained, this property offers the perfect combination of comfort, convenience, and opportunity. Please note: RPR is ordered and waiting on compliance. Some photos of the interior of the home have been virtually staged using AI technology.