



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5116 Forego Avenue
Calgary, Alberta

MLS # A2353235

\$476,500

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Interior Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Tankless Hot Water		

Inclusions: N/A

Excellent opportunity for a first-time buyer or investor! This 3-bedroom bungalow offers a fully finished 2-bedroom basement suite (illegal) with a separate entrance, providing excellent flexibility and income potential. The main level welcomes you with a bright and spacious living room, while the kitchen features white cabinetry, matching appliances, and an extended eating ledge that opens to the dining area. The primary bedroom, two additional good-sized bedrooms, and a full bathroom complete the main floor. A separate side entrance leads to the fully developed basement, featuring a den, large living room, second kitchen with granite countertops, stainless steel appliances and pantry, two bedrooms, and a 4-piece bathroom. The home also offers separate laundry, a tankless water heater, roughed-in Vacuflo, and in-floor heating. Additional updates include a roof replaced in 2013 and furnace replaced in 2012. Conveniently located close to schools, parks, shopping, and public transit, this property offers plenty of potential for homeowners and investors alike. Don't miss your opportunity to view this versatile property!