

# \$710,000 - 4613 Fortune Road Se, Calgary

MLS® #A2222425

**\$710,000**

5 Bedroom, 3.00 Bathroom, 1,213 sqft  
Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

Welcome to 4613 Fortune Rd SE â€” a beautifully reimagined home that has been taken right down to the studs and rebuilt with care and quality throughout. Featuring new insulation, new flooring across all levels, a new roof, new siding, and a brand-new kitchen, this home feels and lives like new construction. Enjoy peace of mind with a newer furnace, hot water tank and washer/dryer, new weeping tile around the garage, and professional soundproofing in the basement â€” this legal suite is ready for a renter! There is an additional studiostyle room off the separate entrance that can be used as either a Primary bedroom for the downstairs suite or a small studio. Step out the front door and appreciate the new wide walkway to the front door, fresh landscaping in the backyard with new trees along the newer fence line in the backyard, perfect for families or entertaining. Located in an underrated, peaceful, and family-friendly community, this neighbourhood boasts pristine yards, well-maintained sidewalks, wide streets, and friendly neighbours. Surrounded by many excellent schools and multiple playgrounds, you're just 11 minutes to downtown, 7 minutes to Deerfoot Trail, and mere moments from Marlborough Mall and countless shopping options. Multiple transportation routes nearby as well.

This is your rare chance to move into a near-new home in a quiet, established community that truly has it all. Donâ€™t miss this exceptional opportunity â€” schedule your



viewing today!

Built in 1965

### Essential Information

MLS® #	A2222425
Price	\$710,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,213
Acres	0.13
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4613 Fortune Road Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2A7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Water Heater, Range Hood, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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