

# \$599,900 - 315 Forest Crescent Se, Calgary

MLS® #A2205592

**\$599,900**

5 Bedroom, 2.00 Bathroom, 1,095 sqft  
Residential on 0.11 Acres

Forest Heights, Calgary, Alberta

RENOVATED 3 BEDROOM MAIN LEVEL | ILLEGAL 2 BEDROOM BASEMENT SUITE | BACKS ONTO A PARK | OVERSIZED INSULATED & DRYWALLED GARAGE WITH ROUGH IN FOR HEATING | NEWER HOT WATER TANK, FURNACE & WINDOWS | LARGE & FLAT BACKYARD OASIS | RV PARKING | Updated detached home backing onto a park with the added bonus of an illegal basement suite and an oversized insulated and drywalled garage. Great curb appeal with a stylishly updated exterior welcomes you home. The main level is beautifully renovated with updated flooring, neutral paint colours, designer finishes and extra pot lights to illuminate the evenings. The living room is a relaxing escape with clear sightlines into the dining room, perfect for entertaining. Modernly updated, the kitchen inspires culinary creativity featuring 2-tone sleek cabinetry, stainless steel appliances, an expansive breakfast bar and an updated chic backsplash. The primary bedroom is a private oasis with a large walk-in closet and cheater access to the 4-piece main bathroom. Both additional bedrooms on this level are spacious and bright. A convenient separate entrance leads to the 2 bedroom, illegally suited basement. This level is also bright and airy with a crisp white kitchen and ample space to gather or unwind. There are additional hookups on this level for a second washer and dryer as well. The hot water tank and furnace are 3 years old and the windows are 5 years old. A large backyard with a



concrete patio entices casual barbeques while kids and pets play in the grassy yard nestled behind the huge insulated and drywalled garage with rough-in for heating. Backing onto a park allows for a ton of extra play space that will surely be appreciated by the kids. Within walking distance are shops, groceries, restaurants, cafes, parks and 3 schools! This neighbourhood has a very active community centre with events and activities for all ages as well as sports courts, parks, playgrounds and an ice skating rink.

Built in 1975

### **Essential Information**

MLS® #	A2205592
Price	\$599,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.11
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	315 Forest Crescent Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5B3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized

# of Garages 2

### **Interior**

Interior Features Bookcases, Low Flow Plumbing Fixtures, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Electric Range

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Level

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 13

Zoning R-CG

### **Listing Details**

Listing Office LPT Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.