

# \$575,000 - 803 Forlee Drive Se, Calgary

MLS® #A2249645

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,215 sqft

Residential on 0.14 Acres

Forest Heights, Calgary, Alberta

This is BY FAR THE BEST HOUSE IN THE WHOLE EAST SIDE OF CALGARY - 803 Forlee Drive SE - an unbelievable single family detached home locate on a quiet street STEPS AWAY from K-6 Keeler School and super close to TWO high schools - Jack James and Forest Lawn High School. Your future home has been RENOVATED and UPGRADED over the years...all the renovations were done with UTMOST QUALITY! Here are the details of the property: The MAIN FLOOR offers a living room with a BAY WINDOW and REAL WOOD POSTS separating it from a CHEF'S KITCHEN (with stainless steel appliances and beautiful cupboards) and a dining room. The UPPER FLOOR features a MASTER BEDROOM WITH a 2PC ENSUITE, as well as a full 4PC bathroom and 2 more bedrooms. The LOWER LEVEL features a HUGE ENTERTAINMENT/FAMILY/LIVING ROOM (can be used as a bedroom), a 3PC bathroom with HEATED FLOORS, a laundry room and a HUGE CRAWL SPACE that's excellent for storage. The OVERSIZED (24' X 24') HEATED GARAGE is perfect for your cars (there's also RV parking at the back). Now, check out the list of updates (be prepared to be blown away): electrical panel (2005), furnace (2006), windows (2006), kitchen was completely redone in 2006, plumbing (2010), exterior paint (2010), basement bathroom (2015), HARDWOOD FLOORING upstairs (2015), RENAI ON DEMAND WATER HEATER



(2021). Please note that the house furnace and the on demand HWT have been serviced annually by a professional HVAC/plumbing company. The oversized 6300 sq.ft / 53' x 119' lot features a gorgeous lawn and shrubs that have also been professionally take care of. This home is not your average flip! Everything has been done with care and love over the years. This is a place youâ€™ll truly enjoy calling homeâ€™”come see it today! Book your viewing NOW!!!

Built in 1966

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2249645      |
| Price          | \$575,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,215         |
| Acres          | 0.14          |
| Year Built     | 1966          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 803 Forlee Drive Se |
| Subdivision | Forest Heights      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 2E6             |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 4                                                       |
| Parking        | Alley Access, Double Garage Detached, RV Access/Parking |

# of Garages            2

### **Interior**

Interior Features    See Remarks  
Appliances           Dishwasher, Built-In Range, Built-In Oven  
Heating               Forced Air, Natural Gas  
Cooling                None  
Has Basement        Yes  
Basement             Finished, Full

### **Exterior**

Exterior Features   None  
Lot Description      Back Lane  
Roof                   Asphalt Shingle  
Construction        Wood Frame, Stucco  
Foundation          Poured Concrete

### **Additional Information**

Date Listed           August 20th, 2025  
Days on Market      66  
Zoning                R-CG

### **Listing Details**

Listing Office        RE/MAX First

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.