

103 Forest Crescent SE
Calgary, Alberta

MLS # A2222679



\$549,900

Division:	Forest Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,076 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Frame, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to 103 Forest Crescent SE, Calgary — a well-maintained and updated home situated on a spacious lot with a sunny south-facing backyard. This fully finished four-level split offers generous living space and thoughtful improvements that make it move-in ready. The updates on this home include: new roof, windows, furnace and hot water tank. The kitchen features attractive oak cabinetry, a breakfast nook, and a separate dining room — perfect for both everyday living and entertaining. The main floor includes a bright, welcoming living room, while the lower levels offer a cozy recreation room and an additional living area, providing plenty of flexible space for family activities or guests. There are three comfortable bedrooms on the main floor and a fourth in the basement, ideal for guests, a home office, or extended family. Both the main level and the basement include full four-piece bathrooms. Recently installed grey sculptured carpet adds comfort and a modern touch to the interior. The home's exterior has been refreshed with updated stucco on the house, garage, and tool shed. Step outside to a large back deck measuring 18'9" by 14' — a great spot for outdoor dining or relaxing. A double garage adds extra convenience for parking and storage. Located in the vibrant Forest Lawn community, this home is close to a variety of amenities: Bob Bahan Aquatic & Fitness Centre for swimming and fitness year-round International Avenue (17th Avenue SE) with diverse restaurants, shops, and services Schools nearby, including Forest Lawn High School and Ernest Morrow School Elliston Park and the Bow River pathway system for outdoor recreation Forest Lawn Library, offering a wide range of programs and resources With spacious living areas, recent updates, and a convenient location close to schools, parks, shopping, and transit, this home

is a fantastic opportunity in an established neighborhood.