

4521 Fordham Crescent SE
Calgary, Alberta

MLS # A2258169



\$459,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Many Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Second refrigerator

Affordable Bungalow in Forest Heights – Perfect for Investors or First-Time Buyers! Please note - Interior photos will be posted after the contents in the home are removed from estate sale earlier. Interior of the home is cared for and in good shape! Welcome to this charming bungalow in the established community of Forest Heights, offering an excellent opportunity for investors or first-time home buyers. Situated on a large, private lot that sides onto a walking path, this property combines convenience, space, and potential. Inside, you’ll find a functional layout featuring 4 bedrooms and 2 bathrooms, (new windows on main floor), with a fully finished basement that provides extra living space including a crafts rooms and storage area and even suite potential. The detached garage adds value and practicality, while the expansive yard is perfect for families, pets, or future landscaping projects. You will also find a parking pad in the rear for additional parking. Location is a highlight—just steps to schools, parks, and public transit, and only 15 minutes from downtown Calgary, making it easy to balance work and play. With shopping and amenities nearby, everything you need is within reach. Whether you’re looking to build equity, invest, or move into a family-friendly neighborhood, this Forest Heights bungalow is a smart choice at an affordable price point. Contact Realtor for select interior photos.