

# \$459,000 - 4521 Fordham Crescent Se, Calgary

MLS® #A2258169

**\$459,000**

4 Bedroom, 2.00 Bathroom, 1,084 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

**\*OPEN HOUSE\*** - Sept 19 (11am-6pm), Sept 20 & 21 (10am-4pm)

Affordable Bungalow in Forest Heights â€”

Perfect for Investors or First-Time Buyers!

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, youâ€™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 highlightâ€”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 youâ€™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. Please note - Interior photos will be posted after the weekend if the home is still for sale as



family is conducting a contents sale being held with items laid out throughout the interior of the property. Interior of the home is cared for and in good shape! Contact Realtor for select interior photos.

Built in 1960

### **Essential Information**

MLS® #	A2258169
Price	\$459,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4521 Fordham Crescent Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2A2

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home
Appliances	Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Many Trees, See Remarks
Roof	Asphalt
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 18th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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