

**4524 Fordham Crescent SE
Calgary, Alberta**

MLS # A2256247



\$549,900

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, RV		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Wood Counters		

Inclusions: Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Welcome to 4524 Fordham Crescent – a beautifully updated bungalow offering the perfect blend of mid-century charm and modern upgrades. Built in 1962, this home has been thoughtfully refreshed with brand new vinyl plank flooring and fresh paint throughout, creating a warm and welcoming space for your family. The open-concept living and dining area is flooded with natural light through a large front window, making it the ideal space to relax or entertain. With 3 bedrooms and a full 4-piece bathroom featuring a jetted bathtub, comfort and functionality meet style in every corner. The kitchen has been recently upgraded, showcasing granite countertops, a wood butcher block accent, stainless steel appliances, and ample cabinetry—perfect for any home chef. Enjoy additional updates like new baseboards and touches of wood paneling that bring texture and charm. The primary bedroom features a generous closet, and the full undeveloped basement provides endless possibilities for future development—whether you envision a recreation space, home gym, or more. The basement also features a brand new electrical panel and new furnace, offering modern efficiency and peace of mind for years to come. The oversized garage is a true bonus, complete with stone siding, a wood-burning stove (as-is), and a gas line, making it a dream setup for car hobbyists or workshop lovers. There’s also RV parking and plenty of driveway space for all your toys. The private backyard is a peaceful retreat, framed by mature pine trees that bring timeless character and beauty. Stone siding carries through the exterior for a cohesive look that stands out in the neighborhood. This is an excellent family home offering space, comfort, and flexibility in a quiet, established area. With exceptional value and quality upgrades throughout, 4524 Fordham Crescent is ready to

welcome its next chapter.