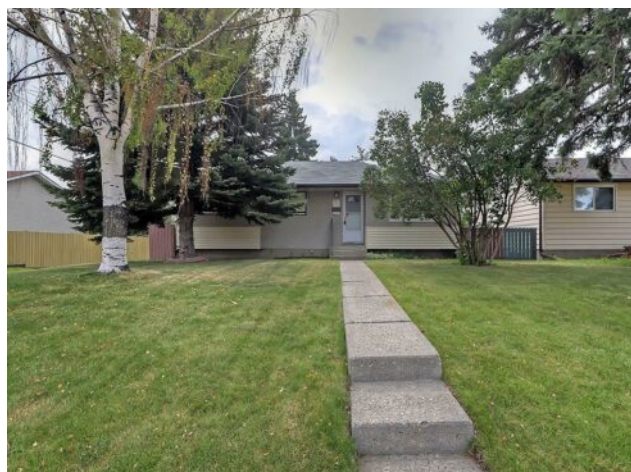


**4521 Fordham Crescent SE
Calgary, Alberta**

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

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt

Basement: Finished, Full

Exterior: Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Second refrigerator

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

Affordable Bungalow in Forest Heights –

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, 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. 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.