

# \$649,000 - 4716 Fordham Crescent Se, Calgary

MLS® #A2210262

**\$649,000**

4 Bedroom, 4.00 Bathroom, 1,760 sqft

Residential on 0.26 Acres

Forest Heights, Calgary, Alberta

One-of-a-Kind Home with an Illegal Suite & a Dream Garage!

Welcome to this bright, spacious, and truly unique property tucked away on a quiet street and set on an oversized pie-shaped lot. This home offers something incredibly special—a main-floor, self-contained one-bedroom an Illegal suite with a private entrance, perfect for multi-generational living, a live-in nanny, or rental income potential.

Step inside to find a beautifully updated space filled with natural light, featuring newer paint, newer laminate flooring, quartz countertops, newer appliances, and updated windows and doors. The main home includes 3 generous bedrooms, while the Illegal suite adds an extra layer of flexibility and value.

Out back, you'll fall in love with the massive, fully landscaped yard, complete with RV parking and a heated 4-car detached garage (45' x 23')—a rare find with tons of room for cars, toys, or a workshop setup. Plus, enjoy the convenience of paved alley access.



This home has been cared for and thoughtfully upgraded. Thereâ€™s nothing else quite like it on the market, especially for families needing space, flexibility, and long-term value.

Homes like this donâ€™t come along oftenâ€”book your showing today and come experience all the potential this special property has to offer!

Built in 1962

**Essential Information**

MLS® #	A2210262
Price	\$649,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,760
Acres	0.26
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4716 Fordham Crescent Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2A6

**Amenities**

Parking Spaces	6
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Parking	Quad or More Attached
# of Garages	4

### Interior

Interior Features	French Door, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	83
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bravo Realty
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