

\$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

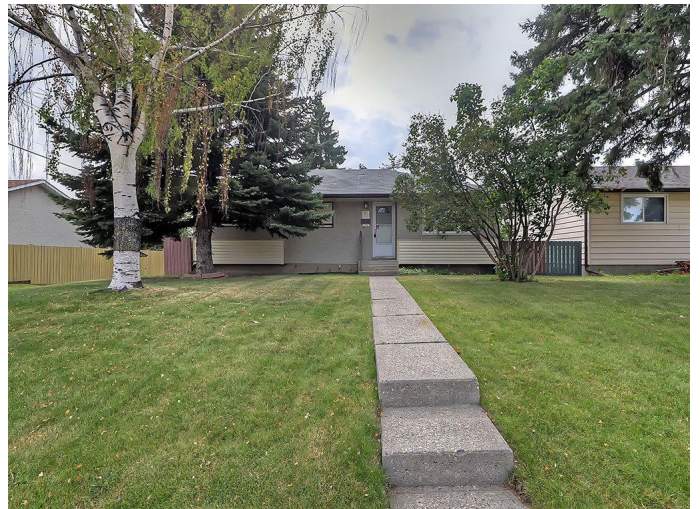
Affordable Bungalow in Forest Heights â€“
Perfect for Investors or First-Time Buyers!
Please note - Interior photos will be posted
after the contents in the home are removed
from estate sale earlier. Interior of the home is
cared for and in good shape!

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, 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.



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, Refrigerator, Stove(s), Washer/Dryer, Oven, 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
Days on Market	30
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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