



**4513 Forman Crescent SE
Calgary, Alberta**

MLS # A2297736



\$560,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,027 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: 2 Outdoor Raised Garden Beds, 2 Outdoor Sheds, Shelves in the Garage.

This is a unique property that offers a multitude of potential! Located on a quiet crescent, within walking distance to two elementary schools and the community center which offers a playground, hockey rinks, soccer and baseball fields. The outstanding feature this property has to offer is the massive detached garage which is the ultimate dream space for a mechanic, hobbyist or car enthusiast. This 24'11" x 44'11" garage is insulated and heated with it's own furnace room, includes 220 wiring, has pre plumbed compressor air lines, a work station, attic storage and a 3 piece bathroom! The bungalow style house has a traditional floor plan offering an "L Shaped" living and dining room surrounding the kitchen which offers an abundance of cabinets and storage. A hallway off the entrance leads you to a renovated 4 piece bath, the primary bedroom and two additional bedrooms. The windows have been replaced through out this main level offering a substantial upgrade. With City of Calgary approval and permits in place, the basement offers the potential of a separate suite with the split back entry, a roughed in kitchen and the option of two bedrooms. There is additional outdoor paved tandem parking beside the garage, perfect for an RV or off street parking. The property has lovely curb appeal and is in an excellent location within the community!