



**4604 Fordham Crescent SE  
Calgary, Alberta**

**MLS # A2301643**



**\$585,888**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Insulated, Oversized, Plug-In		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan		

**Inclusions:** Wall mounted heaters in kids bedrooms, Large Shed, Deep Freeze, Fire Pit & Wood Bench, Sofa Downstairs if buyer wants.

A truly rare find for Forest Heights! Move-in ready and beautifully updated throughout, the home features a completely renovated kitchen (2025) with brand-new cabinets, counters, backsplash, island, and all-new appliances, along with durable luxury vinyl plank flooring. With 1,085 sq. ft. of living space on the main level, this 4-bedroom family home boasts a spacious living area perfect for everyday comfort and entertaining. The lower level is partially finished with a large bedroom, cold/storage room and laundry area, complete with sink. Step outside to a generous, fully fenced backyard complete with small garden and a separate storage shed. Additional highlights include a new oversized insulated and drywalled double garage (23.5 x 23.5) built in 2023 with a large offset door. Ideally located with easy access to downtown, parks, schools, playgrounds, transit, and the C-Train station, this property offers a fantastic blend of location, lifestyle, and affordability.