



4406 FORDHAM Crescent SE
Calgary, Alberta

MLS # A2322200



\$599,500

Division:	Forest Heights		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	1,225 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Driveway, Off Street, Or		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Interior Lot, Landscaped		

Heating:	Central, Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), See Remarks, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

VERY QUIET & SPACIOUS LOCATION, BIG LOT 60' X109.6 feet!!!! CLOSE TO ALL SCHOOLS, UPGRADED OAK KITCHEN CABINETS IN THE 80'S. that the kitchen sink VIEWS TO THE HUGE BACK YARD. The main floor Master bedroom has a 2 piece ENSUITE!! total of 3 large main floor bedrooms , LEGAL BASEMENT SUITE WITH seperate side entrance ONE BEDROOM with EGRESS WINDOW & basement DEN with a (3' x 1' window), LEGAL basement suite, eat in kitchen. Plenty of space on the lot to BUILD A "LANE WAY" DWELLING ON TOP/ of /or a DOUBLE/TRIPLE /QUAD GARAGE DWELLING on top.