

\$525,000 - 4514 Fordham Crescent Se, Calgary

MLS® #A2083969

\$525,000

4 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 0.22 Acres

Forest Heights, Calgary, Alberta

This bungalow not only is located on one of the largest lots in the area but it also has a fully renovated main level. The main floor embraces an open concept design. As you walk in you'll notice the refinished hardwood floor throughout. The bright and airy living room and dining room is excellent for entertaining friends or family or just for your family's day-to-day. The kitchen epitomizes modernity, boasting granite countertops, soft-close drawers, and a cast iron sink with a Kohler faucet. The substantial island serves as both a practical preparation area and a welcoming focal point for gatherings. The main bathroom has been tastefully modernized, featuring a new bathtub and surround, an elegant granite-topped vanity, an elongated toilet, and stylish vinyl plank flooring. The main level is thoughtfully completed with three generously sized bedrooms. Not only were there cosmetic upgrades, but the home has new plumbing in the bathroom, kitchen and mechanical room. The basement is waiting for your touch to personalize. It is already equipped with a 3 piece bathroom, storage room, a recreation area featuring a vintage wet bar and a non-compliant fourth bedroom. In the utility room, you'll find the upgraded high-efficiency tankless hot water tank and a high-efficiency AHU for forced air on one side and laundry on the other. With a separate entrance, the basement boasts the potential for creating additional living or turning it into a mortgage helper. Now let's turn to the



highlight of this property, the massive backyard and the oversized double garage. The garage measures 27' x 22' providing enough space for your vehicles, storage and even for a workbench. The large backyard allows for endless possibilities, great for entertaining or just unwinding at the end of an evening. Nestled on a tranquil street, this home offers peaceful living while remaining conveniently close to all essential amenities. Undoubtedly, it presents something special for everyone.

Built in 1961

Essential Information

MLS® #	A2083969
Price	\$525,000
Sold Price	\$515,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.22
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4514 Fordham Crescent Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2A3

Amenities

Parking Spaces	4
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Parking	Alley Access, Double Garage Detached, Off Street, On Street, Oversized, RV Access/Parking
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Interior

Interior Features	Bar, Granite Counters, Kitchen Island, Separate Entrance, Storage, Tankless Hot Water
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Street Lighting, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
Date Sold	October 20th, 2023
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	PLINTZ REAL ESTATE
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