

\$580,000 - 4522 Forman Crescent Se, Calgary

MLS® #A2114375

\$580,000

5 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.13 Acres

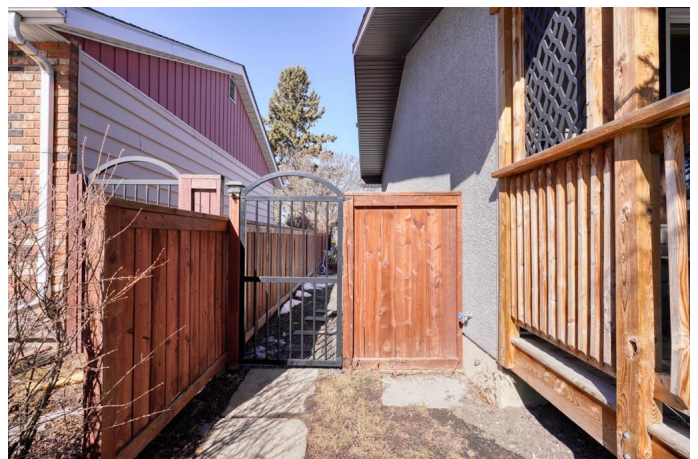
Forest Heights, Calgary, Alberta

Introducing this impressive bungalow situated on a serene and peaceful street. This home boasts a spacious layout with 3 bedrooms upstairs and 2 bedrooms downstairs, including a suited (illegal) basement suite. The exterior of the home has been meticulously upgraded, featuring all-new windows, shingles with ridge venting, eavestrough, soffit, and fascia. Additionally, the furnace, hot water tank, and electrical panel have been recently upgraded, ensuring optimal efficiency and peace of mind.

Step inside and be greeted by a home you can truly be proud of. The main level showcases a stunning new kitchen with stainless steel appliances, complemented by beautiful hardwood and tile floors. The attention to detail continues with new doors, baseboards, and trim, as well as refinished ceilings, providing a fresh and modern ambiance throughout. The large upgraded bathroom adds an extra touch of luxury.

But that's not all - the basement features a well-appointed 2-bedroom suite complete with a 3-piece bathroom, oversized windows allowing ample natural light, and thoughtful touches such as pot lights and separate laundry and storage areas. This versatile space can be accessed by both units, offering flexibility and functionality.

Outside, the property boasts a new shed and an oversized double garage with 30 amp service and an 18x8ft high door, perfect for the



car enthusiast or hobbyist. The landscaped yard is both spacious and inviting, with RV parking available. Enjoy the convenience of having a school located at the end of the street, making it an ideal location for families. Additional quality details can be found throughout the home, including attractive wood window wells, metal gates, frost-free exterior taps, and a beautiful front deck, perfect for relaxing and enjoying the surrounding tranquility. Don't miss out on the opportunity to make this exceptional home your own. Schedule a viewing today and experience the true essence of comfortable and upgraded living.

Built in 1964

Essential Information

MLS® #	A2114375
Price	\$580,000
Sold Price	\$585,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4522 Forman Crescent Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2a2b2

Amenities

Parking Spaces	6
Parking	Double Garage Detached, RV Access/Parking

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2024
Date Sold	March 25th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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